Allowing Tenants With Pets

At a glance

When it comes to deciding whether to allow tenants with pets to rent your property, we understand there's a lot to consider.

In the worst-case scenario, a pet will cause extensive damage to the property. However, the best-case (and most likely) scenario is that you'll end up with a responsible, long-term tenant who takes extra steps to ensure the property is well cared for. There are also plenty of ways to mitigate pet-related damage and prevent the worst-case scenario from becoming a reality.

Key considerations

➤ By listing your property as "pets negotiable" you can screen prospective pets on a case-by-case basis before making a final decision.

➤ It is usually unlawful to include a clause in your tenancy agreement that requires carpets to be professionally cleaned at the end of a tenancy. However, if there is a special circumstance, you may be able to include a clause in tenancy agreements where pets are allowed. You will need to carefully word the clause to ensure it is lawful and can be enforced.

➤ Some insurance companies require that your property management agreement states that pets are allowed at the property in order to qualify for insurance cover.

property scouts
PROPERTY MANAGEMENT EXPERTS

QUICK FACTS

83%
Roughly 83% of Kiwi households have pets

4.35M
4.35 million companion animals recorded in 2020

1/2
Half of all NZ adults rent

PROS

✓ Happy tenants with pets are more likely to stay longer

✓ Boost demand for your property (easier & faster to rent)

✓ Sometimes tenants with pets are happy to pay more

✓ Landlord insurance can help mitigate pet-related damage

✓ Responsible pet owners are more likely to be responsible tenants

✓ Tenants are less likely to sneak secret pets onto the property

CONS

✗ Increased likelihood of damage to your property

✗ Potential for noise issues such as excessive barking

✗ Odours can build up inside the property

✗ Allergen risk may put off future tenants

✗ Potential for disruption to neighbours or other tenants

✗ Animals tend to accelerate wear & tear