



COVERSHEET

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| Minister | Hon Chris Penk | Portfolio | Building and Construction |
| Title of Cabinet paper | Speeding up building inspections | Date to be published | 16 September 2025 |

List of documents that have been proactively released

| Date | Title | Author |
|----------------|---|--|
| August 2025 | Speeding up building inspections | Minister for Building and Construction |
| 14 August 2025 | Building (Accreditation of Building Consent Authorities) Amendment Regulations 2025 Minute of Decision LEG-25-MIN-0159 Minute | Cabinet Office |

Information redacted

NO

Any information redacted in this document is redacted in accordance with MBIE's policy on Proactive Release and is labelled with the reason for redaction. This may include information that would be redacted if this information was requested under Official Information Act 1982. Where this is the case, the reasons for withholding information are listed below. Where information has been withheld, no public interest has been identified that would outweigh the reasons for withholding it.

In Confidence

Office of the Minister for Building and Construction

Chair, Cabinet Legislation Committee

Speeding up building inspections

Proposal

1. This paper seeks authorisation for submission to the Executive Council of the *Building (Accreditation of Building Consent Authorities) Amendment Regulations 2025*, which will require Building Consent Authorities to carry out 80 per cent of inspections within 3 working days of the requested date.

Policy

2. Building costs have increased by 40 per cent since 2019 and it is around 50 per cent more expensive to build a standalone house in New Zealand than in Australia. This is partly due to our building consent system being inefficient, which can make it challenging to build affordable homes.
3. Standalone residential houses typically have around 12 building inspections. Waiting for an inspection is a key frustration for builders and can add significant time and cost to building work. Delays impact the overall time it takes to build and can make scheduling more difficult, especially if work needs to stop, as resources or people may need to be reallocated.
4. Speeding up building inspections will reduce delays and streamline building consent processes. Wait times of three to four weeks for building inspections were reported during times of peak demand in 2021 and 2022.
5. The *Building (Accreditation of Building Consent Authorities) Regulations 2006* set out the minimum policies, procedures, and systems that a BCA must have to perform its building control functions and to maintain accreditation. However, unlike the processing of building consents¹, there is currently no requirement to carry out inspections in a timely manner.
6. ECO agreed on 9 April 2025 that BCAs be required to carry out 80 per cent of inspections within 3 working days of the date requested [ECO-25-MIN-0052 refers].
7. The *Building (Accreditation of Building Consent Authorities) Amendment Regulations 2025* give effect to Cabinet's decision. They require BCAs to have policies and procedures in place to ensure that at least 80 per cent of their inspections are carried out within 3 working days after the date requested by the building owner or agent.

¹ Section 48 of the *Building Act 2004* requires Building Consent Authorities to process a complete building consent application within 20 working days, commencing from the next working day after receipt of a complete application.

8. This requirement will ensure BCAs provide timely inspections while having the flexibility to determine how they will do so, including through greater use of remote inspections. It will incentivise BCAs to focus on eliminating inefficiencies and consider all options to reduce unnecessary delays. It will also ensure BCAs continue to deliver timely building inspections as demand increases.
9. I have asked the Ministry of Business, Innovation and Employment to collect and publish inspection wait time data for each BCA, with first data to be published in Q4 2025. Public reporting will ensure BCAs are held accountable for timely inspections.
10. Compliance will be monitored by International Accreditation New Zealand through biennial accreditation assessments. Non-compliance may result in loss of accreditation and the ability to provide consenting services.

Timing and 28-day rule

11. I propose that, subject to Executive Council agreement, the *Building (Accreditation of Building Consent Authorities) Amendment Regulations 2025* come into effect on 18 September 2025.

Compliance

12. The regulations comply with:
 - 12.1 the principles of the Treaty of Waitangi
 - 12.2 the rights and freedoms contained in the *New Zealand Bill of Rights Act 1990* or the *Human Rights Act 1993*
 - 12.3 the principles and guidelines set out in the *Privacy Act 2020*
 - 12.4 relevant international standards and obligations
 - 12.5 the Legislation Guidelines (2021 edition), which are maintained by the Legislation Design and Advisory Committee.

Regulations Review Committee

13. I do not consider there are any grounds for the Regulations Review Committee to draw the Regulations to the attention of the House of Representatives under Standing Order 327.

Certification by Parliamentary Counsel

14. The regulations were prepared and certified by the Parliamentary Counsel Office as being in order for submission to Cabinet.

Impact Analysis

15. A regulatory impact statement (RIS) on improving efficiency of inspections was submitted to Cabinet and the panel considered that the RIS met the quality assurance

criteria for Ministers to make informed decisions on the proposals [ECO-25-MIN-0052 refers].

Publicity

16. I intend to issue a press release to announce when the Regulations will come into effect, and MBIE will advise stakeholders once the regulations are made.

Proactive release

17. I intend to release this paper proactively in full. MBIE will publish a copy of this paper on its website.

Consultation

18. The following agencies have been consulted on this paper: Department of the Prime Minister and Cabinet, Department of Conservation, Department of Internal Affairs, Ministry of Defence, Ministry of Education, Ministry for the Environment, Ministry of Housing and Urban Development, Ministry of Justice, Ministry for Pacific Peoples, Ministry for Primary Industries, Ministry for Regulation, Ministry of Social Development, Parliamentary Council Office, Statistics New Zealand and the Treasury.

Recommendations

I recommend that the Cabinet Legislation Committee:

- 1 **note** that, on 9 April 2025, the Cabinet Economic Policy Committee agreed to amend the *Building (Accreditation of Building Consent Authorities) Regulations 2006* to require Building Consent Authorities to have policies and procedures to ensure they can carry out a minimum of 80 per cent of inspections within 3 working days of the date requested [ECO-25-MIN-0052 refers];
- 2 **note** that the *Building (Accreditation of Building Consent Authorities) Amendment Regulations 2025* will give effect to the decision referred to in recommendation 1 above;
- 3 **authorise** the submission to the Executive Council of the *Building (Accreditation of Building Consent Authorities) Amendment Regulations 2025*;
- 4 **note** that the *Building (Accreditation of Building Consent Authorities) Amendment Regulations 2025* will come into force on 18 September 2025.

Authorised for lodgement

Hon Chris Penk

Minister for Building and Construction