OVERSEAS INVESTMENT OFFICE

Land Information New Zealand
Toitū te whenua

Can you buy a home in New Zealand to live in?

Most overseas people are not able to buy homes in New Zealand to live in, but some can apply to the Overseas Investment Office for consent.

You don't need consent if...

- You are a New Zealand, Australian or Singaporean citizen.
- You have a New Zealand, Australian or Singaporean Permanent Resident visa and live in New Zealand.*
- You have a New Zealand Resident visa and live in New Zealand.*

*You have lived in New Zealand for at least 183 days in the past 12 months.

You must apply for consent to buy one home to live in if...

- You have a New Zealand Permanent Resident or Resident visa and do not live in New Zealand.*
- You have an Australian or Singaporean Permanent Resident visa and do not live in New Zealand.*

*To get consent you'll need to live in New Zealand, and if you stop living here, you'll have to sell.

You can't buy one home to live in if...

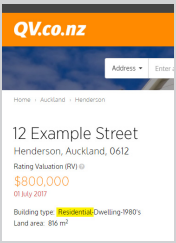
- You have a Temporary visa, such as a visitor, student, working holiday, or work visa (you don't have a Permanent Resident or Resident visa).

  There are other ways you may be able to invest in property.

Check if you can buy

Visit the Ministry of Business, Innovation & Employment website at https://www.newzealandnow.govt.nz/overseas

What types of homes are affected?



These laws apply to homes that are classed as 'residential' or 'lifestyle' on the District Valuation Roll. You can check properties on websites, such as www.qv.co.nz, or ask the local council.

Everyone must make a 'Statement'

All buyers must complete a Residential Land Statement to say whether they are eligible to buy. Your conveyancer can help you do this.

If you must apply or cannot buy, it is especially important that you first talk to your conveyancer before you sign the sale and purchase agreement. If you need to sign it urgently, you can make the agreement conditional on the consent of the Overseas Investment Office.

If you need consent, but sign an unconditional agreement without it, you may face significant penalties. If you make a false statement, you could be fined up to $300,000.

Apply for consent

To apply to the Overseas Investment Office for consent to buy one home to live in visit www.linz.govt.nz/oio/live.

Learn more

This leaflet gives general guidance for people who want to buy a home to live in. There are special rules for overseas people who want to invest in New Zealand property, but not live in it, including buying rental property or land that is rural or next to a lake, river, reserve or the sea.

These rules are complex, and you will need the help of a New Zealand property lawyer. Visit the Overseas Investment Office at www.linz.govt.nz/oio to learn more.

INVESTING IN NEW ZEALAND

From 22 October 2018



	New Zealanders and Residents who live here; and New Zealand-owned companies and trusts	Residents who live overseas; and businesses that are more than 25% overseas-owned or controlled	Australian and Singaporean: Citizens; and Permanent Residents who live in New Zealand	Other overseas people
Buying one home to live in	OK TO BUY	CONSENT REQUIRED	OK TO BUY	WON'T GET CONSENT
Developing residential land	OK TO BUY	CONSENT REQUIRED	OK TO BUY	CONSENT REQUIRED
Buying forestry	OK TO BUY	CONSENT REQUIRED	CONSENT REQUIRED*	CONSENT REQUIRED
Investing in significant business assets	OK TO BUY	CONSENT REQUIRED	CONSENT REQUIRED	CONSENT REQUIRED
Investing in other sensitive land	OK TO BUY	CONSENT REQUIRED	CONSENT REQUIRED	CONSENT REQUIRED

This is a general overview, and there are exceptions. Learn more at linz.govt.nz/oio

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*Australian citizens can buy forestry rights without consent