

## ***New standards on meth contamination in homes***

by Adam Smith

The Government has finally announced new standards when it comes to meth contamination in properties. We explain what these standards mean for landlords, and your investment properties.

### **New standards for meth contamination in properties**

The key change is an increase in the benchmark level at which a property must be decontaminated.



- The level for 'high-use areas' (such as bedrooms, living areas, kitchens, bathrooms, laundries and shed/garages) is now **1.5 micrograms per 100 cm<sup>2</sup>**. (Previously, there was a guide of 0.5 micrograms per 100cm<sup>2</sup>.)
- For limited-use areas, such as roof and crawl spaces, the level is 3.8 micrograms per 100cm<sup>2</sup>
- New standards and recommendations for people carrying out testing and decontamination

You can access the full standards [here](#).

### **5 key steps to minimising the risk of meth contamination in your rental property**

At Iron Bridge, we've developed industry-leading procedures to manage the issue of meth contamination. So, we're well placed to give you some expert advice.

At a minimum, we recommend:

1. Getting your rental property professionally tested –this should be done before and after each tenancy
2. Completing quarterly inspections – ensure you, or a professional property manager, inspect the home every three months
3. Checking you are insured – contact your insurance company to ensure you're covered for the cost of decontamination and any loss of rental income
4. Thoroughly screening all prospective tenants – don't be tempted to cut corners to save time
5. Vetting your property management company – if you're using a property manager, make sure they have comprehensive guidelines and procedures when it comes to meth contamination

### **Make sure you're well informed when it comes to meth contamination**

We've all read the horror stories in the papers about landlords and property investors facing huge decontamination bills. Don't become another tale of woe – make sure you're proactive and fully informed about meth contamination.

**If you'd like more expert advice about how to minimise the risk of methamphetamine contamination in rental properties, [contact us today](#).**