

TINY HOUSE ON WHEELS AS A VEHICLE

NO SANITARY FIXTURES



Your Tiny Home will comply as a vehicle if all of the following conditions are met:

- Your Tiny Home has no sanitary fixtures eg. you are using a composting, or incinerating toilet.
- It is either on wheels or has had the wheels removed.
- A registration and WOF/COF is desirable, however not mandatory.
- The unit has a chassis, and a trailer that is fit for purpose, including a draw bar length that allows it to be towed away behind a vehicle on the road with relative ease.
- There are no other ground mounted systems, such as heat pumps. (that are not connected to the unit or chassis)
- Under the Building Act 2004, Council will take no further action if the wheels are fixed, because the vehicle will not become a building if it is movable.
- If the unit does not have wheels that are able to be attached to it eg. skids, then it is unable to be considered as a vehicle at any point.



Consideration needs to be given to anything that may be “attached” to it. If there is a deck or veranda roof attached to the unit, and it is unable to support itself, then it is a vehicle that has become immovable, irrespective of whether the unit has wheels, it has now become a building. Attached structures will need to be constructed to be self-supporting.

Depending on the characteristics of the deck or veranda roof, the owner may be able to carry out the required building work under Schedule One of the Building Act 2004 to comply.



TINY HOUSE ON WHEELS AS A VEHICLE

WITH SANITARY FIXTURES

✓ Your Tiny Home will comply as a vehicle if all of the following conditions are met:

- Your Tiny Home has sanitary fixtures **but is not connected to in-ground services** eg. holding tanks
- The services use above ground tanks that can be emptied/filled, like a caravan.
- All tanks can be disconnected easily and removed for transport, or they are fixed to the chassis of the trailer.
- It is either on wheels or has had the wheels removed.
- A registration and WOF/COF is desirable, however not mandatory.
- The unit has a chassis, and a trailer that is fit for purpose, including a draw bar length that allows it to be towed away behind a vehicle on the road with relative ease.
- There are no other ground mounted systems, such as heat pumps. (that are not connected to the unit or chassis)
- Under the Building Act 2004, Council will take no further action if the wheels are fixed, because the vehicle will not become a building if it is movable.
- If the unit does not have wheels that are able to be attached to it eg. skids, then it is unable to be considered as a vehicle at any point.

✓ Consideration needs to be given to anything that may be “attached” to it. If there is a deck or veranda roof attached to the unit, and it is unable to support itself, then it is a vehicle that has become immovable, irrespective of whether the unit has wheels, it has now become a building. Attached structures will need to be constructed to be self-supporting.
Depending on the characteristics of the deck or veranda roof, the owner may be able to carry out the required building work under Schedule One of the Building Act 2004 to comply.



TINY HOUSE ON WHEELS AS A VEHICLE

WITH CONNECTED SANITARY FIXTURES

- ✓ Your Tiny Home will comply as a vehicle if all the following conditions are met:
 - Your Tiny Home is **connected to in-ground services**
 - The unit is connected to a sewer system within the ground, such as a drain going to Council mains, an OSET system, or Dump Station. This includes a water supply from somewhere onsite.
 - The in-ground services can be disconnected via a simple connection ie. rubber hose clamp joint
 - If the services are not able to be disconnected easily ie. glued joint with the drainage system, then it is a vehicle that has become immovable, so therefore a building.
 - It is either on wheels or has had the wheels removed.
 - A registration and WOF/COF is desirable, however not mandatory.
 - The unit has a chassis, and a trailer that is fit for purpose, including a draw bar length that allows it to be towed away behind a vehicle on the road with relative ease.
 - There are no other ground mounted systems, such as heat pumps. (that are not connected to the unit or chassis)
 - Under the Building Act 2004, Council will take no further action if the wheels are fixed because the vehicle will not become a building if it is movable.
 - If the unit does not have wheels that are able to be attached to it eg. skids, then it is unable to be considered as a vehicle at any point.

- ✓ Consideration needs to be given to anything that may be “attached” to it. If there is a deck or veranda roof attached to the unit, and it is unable to support itself, then it is a vehicle that has become immovable, irrespective of whether the unit has wheels, it has now become a building. Attached structures will need to be constructed to be self-supporting.

Depending on the characteristics of the deck or veranda roof, the owner may be able to carry out the required building work under Schedule One of the Building Act 2004 to comply.

- ✓ The term “in-ground services” above is easier to use because typically the sewer connection to either the Council main or OSET system will be at ground level, as the tiny home chassis is low to the ground. If there is a situation where the services are more permanent than a caravan type set up, but not “in-ground”, further discussion would likely be required within the Council’s Building Services Team before proceeding.

