



SENATE URBAN AFFAIRS & HOUSING COMMITTEE

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Bill Summary

Bill Number: Senate Bill 607, P.N. 577

Prime Sponsor: Senator Browne

Synopsis

An Act providing standards for carbon monoxide alarms; and imposing penalties.

Bill Summary

Senate Bill 607 enacts the Carbon Monoxide Alarm Standards Act to require certain existing residential buildings to have an operational and centrally located carbon monoxide alarm installed in the vicinity of bedrooms and fossil fuel burning heaters or fireplaces.

For residential buildings, the legislation requires the seller to disclose information regarding the installation of carbon monoxide detectors on the property disclosure statement. For multifamily dwellings, the legislation requires each apartment in a multifamily dwelling that has a fossil fuel-burning heater/appliance, fireplace, or an attached garage must have an operational, centrally located and approved carbon monoxide alarm installed within one year of the effective date of the act.

For rental properties, the legislation requires the owner of a multifamily dwelling having a fossil fuel-burning heater or appliance, fireplace or an attached garage used for rental purposes and required to be equipped with one or more approved carbon monoxide alarms shall install an operational, centrally located and approved carbon monoxide alarm in the vicinity of the bedrooms and the fossil fuel-burning heater or fireplace; replace any approved carbon monoxide alarms that have been stolen, removed, found missing or rendered inoperable prior to new occupancy in the rental property; and ensure that batteries in each approved carbon monoxide alarm are in operating condition at the time the new occupant takes residence.

The legislation also provides that willful failure to install or maintain in operating condition any approved carbon monoxide alarm required by the act is a summary offense punishable by a fine of up to \$50.

The act shall take effect immediately.

Additional Information

Senate Bill 607 is a reintroduction of similar legislation from last session, Senate Bill 920 (Browne), which passed the Senate unanimously, but did not receive a final vote in the House.