



# House of Representatives

General Assembly

**File No. 313**

January Session, 2015

House Bill No. 6303

*House of Representatives, March 31, 2015*

The Committee on Public Safety and Security reported through REP. DARGAN of the 115th Dist., Chairperson of the Committee on the part of the House, that the bill ought to pass.

***AN ACT EXEMPTING EMPLOYEE RELOCATION COMPANIES FROM THE SMOKE AND CARBON MONOXIDE DETECTOR AFFIDAVIT REQUIREMENT.***

Be it enacted by the Senate and House of Representatives in General Assembly convened:

1 Section 1. Subsection (e) of section 29-453 of the general statutes is  
2 repealed and the following is substituted in lieu thereof (*Effective*  
3 *October 1, 2015*):

4 (e) The following shall be exempt from the requirements of  
5 subsections (a) and (b) of this section: (1) Any transfer from one or  
6 more coowners solely to one or more of the other coowners; (2)  
7 transfers made to the spouse, mother, father, brother, sister, child,  
8 grandparent or grandchild of the transferor where no consideration is  
9 paid; (3) transfers pursuant to an order of the court; (4) transfers by the  
10 federal government or any political subdivision thereof; (5) transfers  
11 by deed in lieu of foreclosure; (6) any transfer of title incident to the  
12 refinancing of an existing debt secured by a mortgage; (7) transfers by  
13 mortgage deed or other instrument to secure a debt where the

14 transferor's title to the real property being transferred is subject to a  
15 preexisting debt secured by a mortgage; [and] (8) transfers made by  
16 executors, administrators, trustees or conservators; and (9) transfers  
17 that occur not later than six months after the date on which the  
18 residential property was previously conveyed to the transferor if the  
19 transferor is (A) an employer that acquired the residential property  
20 from an employee pursuant to an employee relocation plan, or (B) an  
21 entity in the business of purchasing and selling residential property of  
22 employees who are being relocated pursuant to an employee  
23 relocation plan.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2015	29-453(e)

**PS**            *Joint Favorable*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

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***OFA Fiscal Note******State Impact:*** None***Municipal Impact:*** None***Explanation***

The bill, which adds employee relocation companies to those exempt from the requirement of providing an affidavit concerning the presence of smoke and carbon monoxide detectors, has no fiscal impact.

***The Out Years******State Impact:*** None***Municipal Impact:*** None

**OLR Bill Analysis****HB 6303*****AN ACT EXEMPTING EMPLOYEE RELOCATION COMPANIES FROM THE SMOKE AND CARBON MONOXIDE DETECTOR AFFIDAVIT REQUIREMENT.*****SUMMARY:**

By law, unless exempt, anyone transferring title to a one- or two-family dwelling issued a new occupancy building permit before October 1, 2005 must give the transferee an affidavit certifying that the:

1. (a) permit was issued on or after October 1, 1985 or (b) building is equipped with smoke detector and
2. building either (a) is equipped with a carbon monoxide (CO) detector or (b) does not pose a risk of CO poisoning because it does not have a fuel-burning appliance, fireplace, or attached garage.

This bill expands the exemptions to include transfers that occur within six months after the date on which residential property was previously conveyed to an:

1. employer that acquired the property from an employee under an employee relocation plan or
2. entity in the business of buying and selling residential property of employees being relocated under such a plan.

EFFECTIVE DATE: October 1, 2015

**EXEMPTIONS FROM THE AFFIDAVIT REQUIREMENT**

Under existing law, the affidavit requirement does not apply to transfers:

1. from one co-owner to another;
2. to the transferor's spouse, parent, sibling, child, grandparent, or grandchild for no consideration;
3. made under court order;
4. by the federal government or any of its political subdivisions;
5. by deed in lieu of foreclosure;
6. involving refinancing of an existing mortgage debt;
7. by mortgage deed or other instrument to secure a debt where the transferor's title to the property is subject to a preexisting mortgage debt; or
8. by executors, administrators, trustees, or conservators.

## **BACKGROUND**

### ***CO and Smoke Detector Requirements with Regard to October 1, 1985 and October 1, 2005***

Existing law requires smoke detectors capable of operating on alternating current and batteries to be in one- and two- family dwellings issued a building permit for new occupancy on or after October 1, 1985. It generally requires CO detectors in new one- and two- family dwellings issued a building permit for new occupancy on or after October 1, 2005 (CGS § 29-292).

## **COMMITTEE ACTION**

Public Safety and Security Committee

Joint Favorable

Yea 25      Nay 0      (03/12/2015)