



General Assembly

January Session, 2023

Raised Bill No. 6580

LCO No. 3299



Referred to Committee on PUBLIC SAFETY AND SECURITY

Introduced by:
(PS)

AN ACT REVISING THE REQUIREMENTS OF THE SMOKE AND CARBON MONOXIDE DETECTOR AFFIDAVIT.

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

1 Section 1. Section 29-453 of the general statutes is repealed and the
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 (a) Prior to transferring title to any real property containing a
4 residential building designed to be occupied by one or two families, the
5 transferor of such real property shall present to the transferee an
6 affidavit certifying (1) that such residential building is equipped with
7 smoke detection and warning equipment complying with this section,
8 [the Fire Safety Code, the State Fire Prevention Code and the State
9 Building Code,] and (2) that such residential building is equipped with
10 carbon monoxide detection and warning equipment complying with
11 this section or does not pose a risk of carbon monoxide poisoning
12 because such residential building does not contain a fuel-burning
13 appliance, fireplace or attached garage. Nothing in the affidavit shall
14 constitute a warranty beyond the transfer of title.

15 (b) Any transferor who fails to comply with the provisions of

16 subsection (a) of this section shall credit the transferee with the sum of
17 two hundred fifty dollars at closing.

18 (c) Any smoke detection and warning equipment required pursuant
19 to subsection (a) of this section shall be:

20 (1) Capable of sensing visible or invisible smoke particles;

21 (2) Installed in accordance with the manufacturer's instructions and
22 in the immediate vicinity of each bedroom; and

23 (3) Capable of providing an alarm suitable to warn occupants when
24 such equipment is activated. [;]

25 [(4) Powered by the household electrical service, except such
26 equipment may be battery powered in a residential building for which
27 a building permit for new occupancy was issued prior to October 1,
28 1976;

29 (5) In a residential building for which a building permit for new
30 occupancy was issued on or after October 16, 1989, interconnected in
31 such a manner that the activation of the alarm on any smoke detection
32 and warning equipment in the residential building causes the alarm on
33 all smoke detection and warning equipment in such building to activate;
34 and

35 (6) In a residential building for which a building permit for new
36 occupancy was issued on or after May 1, 1999, located in all sleeping
37 areas.]

38 (d) Any carbon monoxide detection and warning equipment
39 required pursuant to subsection (a) of this section shall be (1) capable of
40 sensing carbon monoxide present in parts per million, (2) installed in
41 accordance with the manufacturer's instructions, and (3) capable of
42 providing an alarm suitable to warn occupants when such equipment is
43 activated. Such equipment may be operated using batteries.

44 (e) The following shall be exempt from the requirements of

45 subsections (a) and (b) of this section: (1) Any transfer from one or more
46 coowners solely to one or more of the other coowners; (2) transfers made
47 to the spouse, mother, father, brother, sister, child, grandparent or
48 grandchild of the transferor where no consideration is paid; (3) transfers
49 pursuant to an order of the court; (4) transfers by the federal government
50 or any political subdivision thereof; (5) transfers by deed in lieu of
51 foreclosure; (6) any transfer of title incident to the refinancing of an
52 existing debt secured by a mortgage; (7) transfers by mortgage deed or
53 other instrument to secure a debt where the transferor's title to the real
54 property being transferred is subject to a preexisting debt secured by a
55 mortgage; and (8) transfers made by executors, administrators, trustees
56 or conservators.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2023</i>	29-453

Statement of Purpose:

To revise requirements of the smoke and carbon monoxide detector affidavit.

[Proposed deletions are enclosed in brackets. Proposed additions are indicated by underline, except that when the entire text of a bill or resolution or a section of a bill or resolution is new, it is not underlined.]