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*Testimony of Representative Daniel J. Fox of Stamford
Before the Public Safety and Security Committee on House Bill 6160, An Act Requiring
Working Smoke And Carbon Monoxide Detectors In All Residential Buildings And Private
Dwellings At The Time Title Is Transferred*

Honorable Chairs Senator Hartley and Representative Dargan, Honorable Vice-Chairs Senator Ayala and Representative Verrengia, Honorable Ranking Members Senator Guglielmo and Representative Giegler and members of the Public Safety and Security Committee.

My name is State Representative Daniel Fox and I would like to thank the committee for raising H.B. 6160, AN ACT REQUIRING WORKING SMOKE AND CARBON MONOXIDE DETECTORS IN ALL RESIDENTIAL BUILDINGS AND PRIVATE DWELLINGS AT THE TIME TITLE IS TRANSFERRED.

The proposed legislation would amend Connecticut General Statute 29-292 to provide that the owner of any residential real property be required to demonstrate that such property has working smoke and carbon monoxide detectors upon the transfer of title to the property.

Under current Connecticut law sellers of residential real property are not required to install smoke or carbon monoxide detectors. Connecticut General Statute § 29-292 currently provides that single family homes built on or after October 1, 1978 as well as multifamily homes are required to have smoke detectors. Many homes throughout Connecticut, specifically the older homes, are exempt from this requirement and C.G.S. § 29-292 does not address the obligation of a seller of residential real property.

As a result of Public Act 12-122, however, Connecticut law as of January 1, 2013, requires sellers of residential real property to disclose whether the home being sold is equipped with smoke detectors and if so, how many. The seller must also disclose or explain any problems with the installed smoke detectors.

It would seem that H.B. 6160 is the next logical step to ensuring that Connecticut residents are protected from the risk of fire and carbon monoxide poisoning.

Legislation of this nature is already enacted in the surrounding states of Massachusetts (Mass. Gen. Law ch. 148, § 26F), New York (N.Y. Exec. Law § 378(5-b)) and Rhode Island (R.I. Fire Safety Code § 24.3.1.4).

Properly installed and maintained smoke detectors and carbon monoxide detectors save lives. I support H.B. 6160 as it strengthens Connecticut's current law. I thank the Committee for its time and attention to this important matter.

Sincerely,



Daniel J. Fox
State Representative, 148th District
Stamford, CT