



6160

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*Testimony of Representative Gerald Fox, III 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*

Senator Hartley, Representative Dargan and members of the Public Safety and Security Committee. For the record, my name is State Representative Gerald Fox, III. 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.

It has long been recognized that properly installed and maintained smoke detectors and carbon monoxide detectors save lives. Smoke alarms are designed to detect and warn the often silent, but deadly smoke in the air. Carbon monoxide is invisible and odorless, but is one the most toxic substances and leading causes of accidental poisoning. Whether we are asleep or awake, a working detector is constantly on alert, scanning the air for fire, smoke and carbon monoxide. The smoke and carbon monoxide detectors are invaluable because they give people a chance to get out of their homes before it is too late.

In 2005, the General Assembly recognized that detectors promote safety of the people of our state by passing P.A. 05-161. The Public Act required that carbon monoxide detectors and warning equipment be installed in new residential buildings. In 2012, the General Assembly addressed this issue again by passing P.A. 12-184. The Public Act required that battery-operated smoke detection and warning equipment be installed temporarily when a private residential dwelling designed to be occupied by one or two families is occupied during interior alterations or additions requiring a building permit. Furthermore, P.A. 12-122 required that information on whether a property has a smoke and carbon monoxide detectors be stated in the residential property condition disclosure report.

H.B. 6160 strengthens and builds upon the 2005 and the 2012 legislation. If passed, it would amend Section 29-292 of the General Statutes to provide that the owner of any residential building or private dwelling be required to demonstrate that such property has working smoke and carbon monoxide detectors prior to transferring of a title. It is important that buyers be

assured that there are working smoke detectors installed. If passed, the sellers would anticipate the smoke and carbon monoxide alarm requirements and make sure that their properties are properly equipped prior to marketing.

I thank the committee for raising this important legislation and your continued efforts to advance public safety. Thank you for the opportunity to present my testimony and I urge the committee's favorable report.