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**TESTIMONY IN SUPPORT OF SB 427
AN ACT CONCERNING SMOKE AND CARBON MONOXIDE DETECTORS IN
CERTAIN RESIDENTIAL BUILDINGS AT THE TIME THE TITLE IS
TRANSFERRED.**

**Public Safety and Security Committee Public Hearing
March 11, 2014**

Chairs Hartley and Dargan, Ranking Members Guglielmo and Giegler and members of the Public Safety and Security Committee, thank you for the opportunity to testify in support of SB 427, AN ACT CONCERNING SMOKE AND CARBON MONOXIDE DETECTORS IN CERTAIN RESIDENTIAL BUILDINGS AT THE TIME THE TITLE IS TRANSFERRED.

This bill looks to adjust CGS 29-453 of the 2014 supplement to create the highest possible standards for public safety in relation to fire and carbon monoxide emergencies. Section (a) will be expanded to include cooperatives and condominiums as residences in addition to requiring the transferor of properties to certify property safety in affidavits to the best of their knowledge and belief to the transferee in property exchanges. These additions will help Connecticut maintain the highest possible standards for public safety.

The changes passed last year required sellers to attest to installation and operation in accordance with the manufacturer's instructions and 'standards under which such equipment was tested and approved.' The vast majority of homeowners are not qualified to make such a determination. Therefore, it is my understanding that attorneys are advising clients to avoid signing such an affidavit. Adding language that allows for such an attestation to include 'to the best knowledge and belief of the transferor' may help to address this problem.

Thank you again for the opportunity to offer testimony. I respectfully request that you give favorable consideration to move this bill forward.