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*Testimony of Representative Daniel J. Fox of Stamford  
Before the Public Safety and Security Committee on Raised Bill No. 427, An Act Concerning Smoke  
And Carbon Monoxide Detectors In Certain Residential Buildings 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 present testimony today with concerns as to Raised Bill No. 427, An Act Concerning Smoke And Carbon Monoxide Detectors In Certain Residential Buildings At The Time Title Is Transferred.

The proposed legislation seeks revisions to Connecticut General Statute § 29-453 (Public Act 13-272). The effective date of this statute was January 1, 2014. A primary concern is that this statute has only been in effect for slightly over two months and I question whether the proposed changes are premature in light of the limited time that the law has been in effect.

Second, as I recall and as I believe is detailed in the legislative history of the underlying act, in executing an affidavit in accordance with C.G.S. § 29-453 the transferor of property is not affirming to the status of any smoke detection or carbon monoxide equipment beyond the date of the transfer of title. The affirmation made, if any, is specifically geared toward the condition of the specific equipment at the time of the transfer of title.

Third, I am concerned over the proposed new exemptions contained in subsection (e). The proposed language exempts properties transferred by short sale, properties transferred by strict foreclosure, and properties transferred by relocation companies. These types of properties and transfers were specifically excluded from exemption when the underlying act was drafted and proposed.

The intent of the underlying legislation is to save lives by promoting safety through the installation of smoke and carbon monoxide detectors. I believe that increasing the number of properties exempt from this legislation is directly adverse to that intent.

I remain deeply appreciative to the Committee for the time and effort it committed to the underlying act throughout past legislative sessions and remain willing to discussing all proposals that will go towards making this legislation better.

I thank the Committee for its time.