



General Assembly

Substitute Bill No. 427

February Session, 2014



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

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

1 Section 1. Section 29-453 of the 2014 supplement to the general
2 statutes is repealed and the following is substituted in lieu thereof
3 (*Effective October 1, 2014*):

4 (a) Prior to transferring title to any real property containing a
5 residential building designed to be occupied by one or two families,
6 including cooperatives and condominiums, for which a building
7 permit for new occupancy was issued prior to October 1, 2005, the
8 transferor of such real property shall present to the transferee an
9 affidavit certifying to the best knowledge and belief of the transferor
10 (1) that such building permit for new occupancy was issued on or after
11 October 1, 1985, or that such residential building is equipped with
12 smoke detection and warning equipment complying with this section,
13 and (2) that such residential building is equipped with carbon
14 monoxide detection and warning equipment complying with this
15 section or does not pose a risk of carbon monoxide poisoning because
16 such residential building does not contain a fuel-burning appliance,
17 fireplace or attached garage. Any representations made by such
18 transferor in the affidavit shall not be construed to create any new

19 implied or express warranties on behalf of the transferor. For purposes
20 of this section, "cooperative" has the same meaning as provided in
21 subdivision (12) of section 47-202 and "condominium" has the same
22 meaning as provided in subdivision (10) of section 47-202.

23 (b) Any transferor who fails to comply with the provisions of
24 subsection (a) of this section shall credit the transferee with the sum of
25 two hundred fifty dollars at closing.

26 (c) Any smoke detection and warning equipment required pursuant
27 to subsection (a) of this section shall (1) be capable of sensing visible or
28 invisible smoke particles, (2) be installed in accordance with the
29 manufacturer's instructions, and [in the immediate vicinity of each
30 bedroom, (3) not exceed the standards under which such equipment
31 was tested and approved, and (4)] (3) be capable of providing an alarm
32 suitable to warn occupants when such equipment is activated. Such
33 equipment may be operated using batteries.

34 (d) Any carbon monoxide detection and warning equipment
35 required pursuant to subsection (a) of this section shall (1) be capable
36 of showing the amount of carbon monoxide present as a reading in
37 parts per million, (2) be installed in accordance with the
38 manufacturer's instructions, and (3) [not exceed the standards under
39 which such equipment was tested and approved, and (4)] be capable of
40 providing an alarm suitable to warn occupants when such equipment
41 is activated. Such equipment may be operated using batteries.

42 (e) The following shall be exempt from the requirements of
43 subsections (a) and (b) of this section: (1) Any transfer from one or
44 more coowners solely to one or more of the other coowners; (2)
45 transfers made to the spouse, mother, father, brother, sister, child,
46 grandparent or grandchild of the transferor where no consideration is
47 paid; (3) transfers pursuant to an order of the court; (4) transfers by the
48 federal government or any political subdivision thereof; (5) transfers
49 by a judgment of strict foreclosure, by foreclosure by sale or by deed in
50 lieu of foreclosure; (6) any transfer of title incident to the refinancing of

51 an existing debt secured by a mortgage; (7) transfers by mortgage deed
52 or other instrument to secure a debt where the transferor's title to the
53 real property being transferred is subject to a preexisting debt secured
54 by a mortgage; [and] (8) transfers made by executors, administrators,
55 trustees or conservators; (9) transfers by short sale; and (10) transfers
56 that occur not later than six months after the date on which the
57 property was previously conveyed to the transferor if the transferor is
58 (A) an employer that acquired the property from an employee
59 pursuant to an employee relocation plan, or (B) an entity in the
60 business of purchasing and selling residential property of employees
61 who are being relocated pursuant to an employee relocation plan. For
62 purposes of this section, "short sale" has the same meaning as provided
63 in subdivision (5) of subsection (a) of section 36a-671.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2014	29-453

PS *Joint Favorable Subst.*