



General Assembly

February Session, 2014

**Amendment**

LCO No. 5524

**\*SB0042705524SD0\***

Offered by:

SEN. HARTLEY, 15<sup>th</sup> Dist.  
REP. DARGAN, 115<sup>th</sup> Dist.  
SEN. GUGLIELMO, 35<sup>th</sup> Dist.  
SEN. LEONE, 27<sup>th</sup> Dist.  
REP. VERRENGIA, 20<sup>th</sup> Dist.  
REP. GIEGLER, 138<sup>th</sup> Dist.  
REP. FOX, 148<sup>th</sup> Dist.  
REP. D'AMELIO, 71<sup>st</sup> Dist.

REP. BERGER, 73<sup>rd</sup> Dist.  
REP. MARONEY, 119<sup>th</sup> Dist.  
REP. MOLGANO, 144<sup>th</sup> Dist.  
REP. FOX, 146<sup>th</sup> Dist.  
REP. TONG, 147<sup>th</sup> Dist.  
REP. MILLER P., 145<sup>th</sup> Dist.  
REP. BUCK-TAYLOR, 67<sup>th</sup> Dist.

To: Subst. Senate Bill No. 427

File No. 195

Cal. No. 166

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

1 Strike everything after the enacting clause and substitute the  
2 following in lieu thereof:

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4 statutes is repealed and the following is substituted in lieu thereof  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

6 (a) Prior to transferring title to any real property containing a  
7 residential building designed to be occupied by one or two families for  
8 which a building permit for new occupancy was issued prior to

9 October 1, 2005, the transferor of such real property shall present to the  
10 transferee an affidavit certifying (1) that such building permit for new  
11 occupancy was issued on or after October 1, 1985, or that such  
12 residential building is equipped with smoke detection and warning  
13 equipment complying with this section, and (2) that such residential  
14 building is equipped with carbon monoxide detection and warning  
15 equipment complying with this section or does not pose a risk of  
16 carbon monoxide poisoning because such residential building does not  
17 contain a fuel-burning appliance, fireplace or attached garage. Nothing  
18 in the affidavit shall constitute a warranty beyond the transfer of title.

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

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

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

38 (e) The following shall be exempt from the requirements of  
39 subsections (a) and (b) of this section: (1) Any transfer from one or  
40 more coowners solely to one or more of the other coowners; (2)

41 transfers made to the spouse, mother, father, brother, sister, child,  
42 grandparent or grandchild of the transferor where no consideration is  
43 paid; (3) transfers pursuant to an order of the court; (4) transfers by the  
44 federal government or any political subdivision thereof; (5) transfers  
45 by deed in lieu of foreclosure; (6) any transfer of title incident to the  
46 refinancing of an existing debt secured by a mortgage; (7) transfers by  
47 mortgage deed or other instrument to secure a debt where the  
48 transferor's title to the real property being transferred is subject to a  
49 preexisting debt secured by a mortgage; and (8) transfers made by  
50 executors, administrators, trustees or conservators."

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>July 1, 2014</i>	29-453