



General Assembly

Amendment

February Session, 2014

LCO No. 4234

SB0042704234SD0

Offered by:

SEN. HARTLEY, 15th Dist.

REP. DARGAN, 115th Dist.

SEN. GUGLIELMO, 35th Dist.

REP. GIEGLER, 138th 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4 statutes is repealed and the following is substituted in lieu thereof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. Any
18 representations made by such transferor in the affidavit shall not be
19 construed to create any new implied or express warranties on behalf of
20 the transferor beyond that which is certified in the affidavit.

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

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

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

40 (e) The following shall be exempt from the requirements of
41 subsections (a) and (b) of this section: (1) Any transfer from one or
42 more coowners solely to one or more of the other coowners; (2)
43 transfers made to the spouse, mother, father, brother, sister, child,

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

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