



General Assembly

Amendment

February Session, 2014

LCO No. 5195

SB0042705195SD0

Offered by:

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

REP. BERGER, 73rd Dist.
REP. MARONEY, 119th Dist.
REP. SMITH, 108th Dist.
REP. MOLGANO, 144th Dist.
REP. FOX, 146th Dist.
REP. TONG, 147th Dist.
REP. MILLER, 36th Dist.
REP. BUCK-TAYLOR, 67th 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4 statutes is repealed and the following is substituted in lieu thereof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 carbon monoxide present as a reading in
33 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