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## Statement on

# S.B. 124, AN ACT REQUIRING SMOKE DETECTORS IN RESIDENTIAL BUILDINGS

## OPPOSED

Submitted to the Public and Safety Committee

March 1, 2016

By Michael Barbaro  
2017 State President  
Connecticut REALTORS®

Good morning Senator Larson, Representative Dargan, ranking members Guglielmo and Zupkus and members of the committee. My name is Michael Barbaro and I am a REALTOR® and builder from the New Haven area and the 2017 President of the Connecticut REALTORS®.

This testimony is in opposition to **SB 124, AN ACT REQUIRING SMOKE DETECTORS IN RESIDENTIAL BUILDINGS**. The bill would amend the current statutes and require smoke detectors to be installed in ALL residential buildings.

While we understand the intention of the bill, we see a major problem with compliance. If the expectation is that a Fire Marshall inspect each and every residential property in Connecticut for compliance, that is just not feasible, and the goal is not attainable. In addition, many municipalities cannot handle another unfunded mandate.

In addition, it adds costs and liability to a vast number of Connecticut residents. Should any resident not purchase detectors or install them correctly, we are concerned with potential problems with insurance companies. Should a homeowner be identified as not having a detector even without a fire, will they have a criminal record or have to pay a fine?

In conclusion, we do not support this bill. Thank you for allowing me to speak before you and I will try to answer any questions you may have.