



**Substitute House Bill No. 7229**

**Public Act No. 19-51**

**AN ACT CONCERNING FIRE SPRINKLER SYSTEMS IN RENTAL UNITS.**

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

Section 1. Section 47a-3f of the general statutes is repealed and the following is substituted in lieu thereof (*Effective October 1, 2019*):

(a) As used in this section, "fire sprinkler system" means a system of piping and appurtenances designed and installed in accordance with generally accepted standards so that heat from a fire will automatically cause water to be discharged over the fire area to extinguish or prevent its further spread.

(b) When renting [any] a dwelling unit in a building required to be equipped with a fire sprinkler system pursuant to section 29-315, the State Fire Safety Code, the State Fire Prevention Code or any other statute or regulation, the landlord of such dwelling unit shall include notice in the rental agreement as to the existence or nonexistence of an operative fire sprinkler system in such [dwelling unit] building, and such notice shall be printed in not less than twelve-point boldface type of uniform font.

(c) If there is an operative fire sprinkler system in the [dwelling unit] building, the rental agreement shall provide further notice as to the last

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date of maintenance and inspection, and such notice shall be printed in not less than twelve-point boldface type of uniform font.

Approved June 28, 2019