
OLR Bill Analysis

sHB 7229

AN ACT CONCERNING FIRE SPRINKLER SYSTEMS IN RENTAL UNITS.

SUMMARY

Current law requires landlords to include a notice in each dwelling unit's lease disclosing whether the unit has a working fire sprinkler system. If a unit has a working system, the lease must also include a notice indicating the date of the system's last maintenance and inspection.

This bill eliminates the requirement that landlords provide these notices when renting any type of dwelling unit. Instead, it requires them to include the notices only when renting a dwelling unit that is required by state fire prevention statutes to be equipped with a fire sprinkler system. Under these statutes, certain buildings must have a state fire marshal-approved automatic fire extinguishing system on each floor (not in each dwelling unit). Such buildings include those with (1) more than four floors and built for human occupancy and (2) more than 12 living units and occupied primarily by elderly individuals, among others (CGS § 29-315).

By law unchanged by the bill, both notices must be printed in at least a 12-point, boldface type with a uniform font. A "fire sprinkler system" is a system of piping and appurtenances designed and installed according to generally accepted standards so that heat from a fire automatically causes water to discharge over the area, extinguishing the fire or preventing it from spreading.

The bill also makes technical changes.

EFFECTIVE DATE: October 1, 2019

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 13 Nay 1 (03/07/2019)