
OLR Bill Analysis

sHB 7229 (as amended by House "A")*

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 narrows the notice requirement. It does this by requiring landlords to provide the notices only when renting a dwelling unit in a building that must be equipped with a fire sprinkler system by the State Fire Safety Code, State Fire Prevention Code, or any other statute or regulation, including the law on fire extinguishing systems (see BACKGROUND). Under the bill, the notice must disclose whether the building, rather than the dwelling unit, has a working fire sprinkler system. Similarly, if the building, rather than the unit, has a working system, the lease must also include a notice indicating the date of its last maintenance and inspection.

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.

*House Amendment "A" specifies that the notice must be provided if the building is required to have a fire sprinkler system.

EFFECTIVE DATE: October 1, 2019

BACKGROUND

Fire Extinguishing Systems

By law, certain buildings must have a state fire marshal-approved automatic fire extinguishing system on each floor. These 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).

COMMITTEE ACTION

Housing Committee

Joint Favorable Substitute

Yea 13 Nay 1 (03/07/2019)