



House of Representatives

General Assembly

File No. 199

January Session, 2019

Substitute House Bill No. 7229

House of Representatives, March 28, 2019

The Committee on Housing reported through REP. MCGEE of the 5th Dist., Chairperson of the Committee on the part of the House, that the substitute bill ought to pass.

AN ACT CONCERNING FIRE SPRINKLER SYSTEMS IN RENTAL UNITS.

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

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 Section 47a-3f of the general statutes is repealed and the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

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

8 (b) When renting [any] a dwelling unit required to be equipped
9 with a fire sprinkler system pursuant to section 29-315, the landlord of
10 such dwelling unit shall include notice in the rental agreement as to
11 the existence or nonexistence of an operative fire sprinkler system in
12 such dwelling unit, and such notice shall be printed in not less than
13 twelve-point boldface type of uniform font.

14 (c) If there is an operative fire sprinkler system in the dwelling unit,
15 the rental agreement shall provide further notice as to the last date of
16 maintenance and inspection, and such notice shall be printed in not
17 less than twelve-point boldface type of uniform font.

This act shall take effect as follows and shall amend the following sections:		
Section 1	<i>October 1, 2019</i>	47a-3f

HSG *Joint Favorable Subst.*

The following Fiscal Impact Statement and Bill Analysis are prepared for the benefit of the members of the General Assembly, solely for purposes of information, summarization and explanation and do not represent the intent of the General Assembly or either chamber thereof for any purpose. In general, fiscal impacts are based upon a variety of informational sources, including the analyst's professional knowledge. Whenever applicable, agency data is consulted as part of the analysis, however final products do not necessarily reflect an assessment from any specific department.

OFA Fiscal Note**State Impact:** None**Municipal Impact:** None**Explanation**

The bill is not anticipated to have a fiscal impact as it limits the requirement for landlords to provide notices regarding a dwelling unit's fire sprinkler system to only dwellings required to have a system pursuant to state law.

The Out Years**State Impact:** None**Municipal Impact:** None

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)