



House of Representatives

File No. 817

General Assembly

January Session, 2019

(Reprint of File No. 199)

Substitute House Bill No. 7229
As Amended by House Amendment
Schedule "A"

Approved by the Legislative Commissioner
April 26, 2019

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 Section 47a-3f of the general statutes is repealed and the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 in a building required to be
9 equipped with a fire sprinkler system pursuant to section 29-315, the
10 State Fire Safety Code, the State Fire Prevention Code or any other
11 statute or regulation, the landlord of such dwelling unit shall include
12 notice in the rental agreement as to the existence or nonexistence of an
13 operative fire sprinkler system in such [dwelling unit] building, and
14 such notice shall be printed in not less than twelve-point boldface type

15 of uniform font.

16 (c) If there is an operative fire sprinkler system in the [dwelling unit]
17 building, the rental agreement shall provide further notice as to the last
18 date of maintenance and inspection, and such notice shall be printed in
19 not 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

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

There is no fiscal impact resulting from the bill as amended, which requires that landlords provide notice to renters of fire sprinkler systems.

House "A" specifies which fire sprinkler system standards landlords must use in determining when to provide notice, and results in no fiscal impact.

The Out Years

State Impact: None

Municipal Impact: None

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)