

OFFICE OF LEGISLATIVE RESEARCH
PUBLIC ACT SUMMARY



PA 19-51—sHB 7229

Housing Committee

AN ACT CONCERNING FIRE SPRINKLER SYSTEMS IN RENTAL UNITS

SUMMARY: Under prior law, each time landlords rented a dwelling unit, the lease had to include a notice disclosing whether the unit had a working fire sprinkler system. If a unit had a working system, the lease also had to include a notice with the date of the system’s last maintenance and inspection.

This act narrows the notice requirement by requiring landlords to provide the notices only when renting a dwelling unit in a building required to 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 act, the notice must disclose whether the building, rather than the dwelling unit, has a working fire sprinkler system. Similarly, if the building has a working system, the lease must include a notice with the date of its last maintenance and inspection.

By law, unchanged by the act, 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 related equipment 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.

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, among others, those with (1) more than four floors and built for human occupancy or (2) more than 12 living units and occupied primarily by elderly individuals (CGS § 29-315).