



General Assembly

Substitute Bill No. 7229

January Session, 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 Section 47a-3f of the general statutes is repealed and the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 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
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HSG *Joint Favorable Subst.*