



General Assembly

**Substitute Bill No. 6580**

January Session, 2023



**AN ACT REVISING CERTAIN CERTIFICATION REQUIREMENTS  
RELATED TO SMOKE AND CARBON MONOXIDE DETECTORS IN  
RESIDENTIAL BUILDINGS.**

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

1 Section 1. Section 29-453 of the general statutes is repealed and the  
2 following is substituted in lieu thereof (*Effective October 1, 2023*):

3 (a) [Prior to transferring title to] At the time of closing on a  
4 transaction involving any real property containing a residential  
5 building designed to be occupied by one or two families, the transferor  
6 of such real property shall present to the transferee [an affidavit] a  
7 compliance form certifying (1) that such residential building is  
8 equipped with smoke detection and warning equipment complying  
9 with this section, [the Fire Safety Code, the State Fire Prevention Code  
10 and the State Building Code,] and (2) that such residential building is  
11 equipped with carbon monoxide detection and warning equipment  
12 complying with this section or does not pose a risk of carbon  
13 monoxide poisoning because such residential building does not  
14 contain a fuel-burning appliance, fireplace or attached garage. Nothing  
15 in the [affidavit] compliance form shall constitute a warranty beyond  
16 the transfer of title. The compliance form shall be signed and dated by  
17 the transferor.

18 (b) [Any transferor who fails to comply with the provisions of

19 subsection (a) of this section shall credit the transferee with the sum of  
20 two hundred fifty dollars at closing] If the transferee notifies the  
21 transferor, by certified mail, not later than ten days after the date of  
22 closing that the residential dwelling lacks any smoke detection and  
23 warning equipment or carbon monoxide detection and warning  
24 equipment as required by this section, or that any such equipment is  
25 inoperable, the transferor shall, not later than ten days after receiving  
26 such notice, comply with the provisions of this section. A violation of  
27 the provisions of this section shall not create a defect in title.

28 (c) Any smoke detection and warning equipment required pursuant  
29 to subsection (a) of this section shall be:

30 (1) Capable of sensing visible or invisible smoke particles;

31 (2) Installed in accordance with the manufacturer's instructions and  
32 in the immediate vicinity of each bedroom;

33 (3) Capable of providing an alarm suitable to warn occupants when  
34 such equipment is activated;

35 (4) Powered by the household electrical service, except such  
36 equipment may be battery powered in a residential building for which  
37 a building permit for new occupancy was issued prior to October 1,  
38 1976;

39 (5) In a residential building for which a building permit for new  
40 occupancy was issued on or after October 16, 1989, interconnected in  
41 such a manner that the activation of the alarm on any smoke detection  
42 and warning equipment in the residential building causes the alarm on  
43 all smoke detection and warning equipment in such building to  
44 activate; and

45 (6) In a residential building for which a building permit for new  
46 occupancy was issued on or after May 1, 1999, located in all sleeping  
47 areas.

48 (d) Any carbon monoxide detection and warning equipment  
49 required pursuant to subsection (a) of this section shall be (1) capable  
50 of sensing carbon monoxide present in parts per million, (2) installed  
51 in accordance with the manufacturer's instructions, and (3) capable of  
52 providing an alarm suitable to warn occupants when such equipment  
53 is activated. Such equipment may be operated using batteries.

54 (e) The following shall be exempt from the requirements of  
55 subsections (a) and (b) of this section: (1) Any transfer from one or  
56 more coowners solely to one or more of the other coowners; (2)  
57 transfers made to the spouse, mother, father, brother, sister, child,  
58 grandparent or grandchild of the transferor where no consideration is  
59 paid; (3) transfers pursuant to an order of the court; (4) transfers by the  
60 federal government or any political subdivision thereof; (5) transfers  
61 by deed in lieu of foreclosure; (6) any transfer of title incident to the  
62 refinancing of an existing debt secured by a mortgage; (7) transfers by  
63 mortgage deed or other instrument to secure a debt where the  
64 transferor's title to the real property being transferred is subject to a  
65 preexisting debt secured by a mortgage; and (8) transfers made by  
66 executors, administrators, trustees or conservators.

This act shall take effect as follows and shall amend the following sections:		
Section 1	October 1, 2023	29-453

**PS**      *Joint Favorable Subst.*