
THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1400 Session of 2001

INTRODUCED BY LAWLESS, BUNT, CALTAGIRONE, CIVERA, M. COHEN,
CRUZ, DeWEESE, HENNESSEY, SEMMEL, SOLOBAY AND YOUNGBLOOD,
APRIL 24, 2001

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, APRIL 24, 2001

AN ACT

1 Requiring the installation of propane gas detectors in certain
2 residential properties; and prescribing a penalty.

3 The General Assembly of the Commonwealth of Pennsylvania
4 hereby enacts as follows:

5 Section 1. Short title.

6 This act shall be known and may be cited as the Residential
7 Property Propane Gas Detector Act.

8 Section 2. Definitions.

9 The following words and phrases when used in this act shall
10 have the meanings given to them in this section unless the
11 context clearly indicates otherwise:

12 "Propane gas detector." A device that is designed to detect
13 the existence of propane gas in a residential property and to
14 emit an alarm when propane gas is detected by the device.

15 "Residential property." Any structure that is used for
16 dwelling purposes.

17 Section 3. Propane gas detector required.

1 (a) Sale of existing residential property.--No person who
2 offers to sell and who, after the effective date of this act,
3 enters into an agreement for the sale of a residential property
4 that the purchaser intends to occupy and that includes a propane
5 gas stove or propane gas heating device may transfer the
6 residential property to the purchaser unless the seller installs
7 and insures the operation of a propane gas detector prior to the
8 date of settlement on the residential property. The duty to
9 install and to insure the operation of the propane gas detector
10 shall be upon the seller of the residential property and at the
11 seller's expense.

12 (b) New construction of residential property.--No person
13 may, after the effective date of this act, enter into an
14 agreement for the construction of a residential property that
15 the other party to the agreement intends to occupy and that
16 provides for the installation of a propane gas stove or propane
17 gas heating device, unless the agreement contains a provision
18 that the person who constructs the residential property shall
19 install and insure the operation of a propane gas detector prior
20 to the date the other party commences occupancy. The duty to
21 install and to insure the operation of the propane gas detector
22 shall be upon the person who constructs the residential property
23 and at that person's expense.

24 Section 4. Penalty.

25 A person who violates section 3 commits a summary offense.

26 Section 5. Effective date.

27 This act shall take effect in 60 days.