



# HOUSE COMMITTEE ON APPROPRIATIONS

## FISCAL NOTE

SENATE BILL NO. 607

PRINTERS NO. 1605

PRIME SPONSOR: Browne

### COST / (SAVINGS)

FUND	FY 2013/14	FY 2014/15
General Fund	\$0	\$0
Municipal Funds	\$0	\$0

**SUMMARY:** Establishes the Carbon Monoxide Alarm Standards Act. This legislation would take effect immediately.

**ANALYSIS:** This legislation creates a freestanding act, establishing standards for the use of carbon monoxide alarms in existing multifamily dwellings. The bill also requires disclosure of information related to installation of alarms in a seller's disclosure statement upon sale of a residential building. This legislation is not intended to modify the authority and responsibilities of the Department of Labor and Industry under the PA Construction Code Act (Act 45 of 1999).

### Standards for Carbon Monoxide Alarms:

#### Residential buildings:

- Upon sale, requires disclosure of information regarding installation of carbon monoxide alarms on the seller's disclosure statement.

#### Multifamily dwellings:

- Each apartment in a multifamily dwelling that uses a fossil fuel-burning heater/appliance, fireplace, or has an attached garage must have an operational, centrally located and approved carbon monoxide alarm installed within 18 months of the effective date of this act.

#### Rental properties:

- Owner responsibilities:
  - Must provide and install a working, centrally located and approved carbon monoxide alarm near bedrooms and fossil fuel burning heater or fireplace.
  - Prior to new occupancy, must replace carbon monoxide alarms that have been stolen, removed, missing, or rendered inoperable during a prior occupancy.
  - Must ensure that the batteries in each carbon monoxide alarm are in working condition at the time a new occupant moves in.

- The owner is not responsible for maintenance, repair, or replacement of carbon monoxide alarm or replacement of batteries while a building is occupied.
- The tenant responsibilities include:
  - Keeping carbon monoxide alarms in good condition
  - Testing carbon monoxide alarms and replace batteries during term of occupancy
  - Replacing carbon monoxide alarms if stolen, removed, missing, or rendered inoperable during their occupancy
  - Notifying building owners in writing of any deficiencies related to the carbon monoxide alarm.

**Penalties:** Willful failure to install and maintain carbon monoxide alarm in operating condition is a summary offense punishable by a fine of up to \$50.

**Municipal Requirements:** Nothing in this act shall prevent a municipality from adopting, by resolution, equal or more stringent requirements relating to carbon monoxide alarms.

**FISCAL IMPACT:** This legislation would have no adverse fiscal impact on Commonwealth or municipal funds.

**PREPARED BY:** Tim Rodrigo  
House Appropriations Committee (R)

**DATE:** November 20, 2013

*Estimates are calculated using the best information available. Actual costs and revenue impact incurred may vary from estimates.*