

**SENATE APPROPRIATIONS COMMITTEE
FISCAL NOTE**

BILL NO. Senate Bill 607

PRINTER'S NO. 577

AMOUNT

No Fiscal Impact

FUND

General Fund

DATE INTRODUCED

March 1, 2013

PRIME SPONSOR

Senator Browne

HISTORY OF BILL

Referred to URBAN AFFAIRS AND HOUSING, March 1, 2013

Reported as committed, March 20, 2013

First consideration, March 20, 2013

Second consideration, April 9, 2013

Re-referred to APPROPRIATIONS, April 10, 2013

Re-reported as committed, April 29, 2013

DESCRIPTION AND PURPOSE OF BILL

Senate Bill 607 enacts the Carbon Monoxide Alarm Standards Act. The bill provides definitions for apartment, approved carbon monoxide alarm, fossil fuel, installed, multifamily dwelling, operational, and residential building. The bill requires the seller, upon sale of a residential building, to disclose information pertaining to the installation of carbon monoxide detectors on the property disclosure statement.

Each apartment in a multifamily dwelling using a fossil fuel-burning heater or appliance, fireplace or having an attached garage, must have an operational carbon monoxide alarm in the vicinity of the bedrooms and the fossil fuel-burning heater or fireplace, within one year of the effective date of the act. The owner of a multifamily dwelling used for rental purposes and required to equip it with one or more carbon monoxide alarms must provide and install the alarms in the required locations; replace any alarms that are stolen, removed or inoperable before new occupancy; and ensure that batteries in the alarm are operable at the time a new occupant takes residence. The owner is not responsible for maintenance, repair, or replacement of the alarm or replacement of the batteries while the building is occupied. Upon vacancy of the rental property, responsibility for maintenance and repair reverts back to the owner of the building.

The occupant of each multifamily dwelling used for rental purposes and for which an operational carbon monoxide alarm has been provided must keep and maintain the device in good repair; test the device; replace the batteries as needed; replace the device if stolen, removed or rendered inoperable during their occupancy; and notify the owner in writing of any deficiencies pertaining to the alarm.

SENATE APPROPRIATIONS COMMITTEE

FISCAL NOTE

Willful failure to install or maintain the carbon monoxide alarm in operating condition in violation of this act is a summary offense punishable by a fine of up to \$50.

A municipality may adopt equal or more stringent requirements relating to carbon monoxide alarms.

The act takes effect immediately.

FISCAL IMPACT:

No state agency is responsible for the administration, implementation and enforcement of the provisions of the act. Therefore, there is no fiscal impact to the Commonwealth from its enactment. Municipalities are not required to implement or enforce the provisions so there will be no adverse fiscal impact to them resulting from the bill's enactment.