

IMPORTANT NOTICE

From: Pennsylvania Residential Owners Association

**RE: NEW PENNSYLVANIA LAW REQUIRES
CARBON MONOXIDE DETECTORS**

The Pennsylvania Carbon Monoxide Alarm Standards Act of 2013 was signed into law on December 18, 2013.

The law pertains to all Pennsylvania residential properties (single-family and multi-family, whether owner-occupied or rentals) having fossil fuel-burning heaters, appliances, fireplaces, and/or attached garages. Fossil fuels include natural gas, coal, kerosene, gasoline, fuel oil, methanol, ethanol, other alcohols, wood, propane, methane, butane, other fuel gases, and any other petroleum or hydrocarbon products which can emit carbon monoxide as a by-product of combustion.

For rental properties, the law imposes specific responsibilities on both the property owners and on their tenants.

Rental Property Requirements

1. Each apartment or residential unit must have an operational and approved carbon monoxide detector/alarm centrally located, in the vicinity of the bedrooms, and near any fossil fuel-burning heaters, appliances, or fireplaces, within 18 months of the effective date of the new law. More than one such device may be required in each rental unit to satisfy all these requirements.
2. Each device must comply with, and be installed in accordance with the Approved American National Standard for Single and Multiple Station Carbon Monoxide Alarms (ANSI / UL 2034), or with the Approved American National Standard for Gas and Vapor Detectors and Sensors (ANSI / UL 2075). Alternatively, a device which is a combined carbon monoxide and smoke detector must meet either of these same standards and ANSI / UL 217 for single and multiple stations smoke alarms or ANSI / UL 268 for smoke detectors.
3. At the sale of a residential building, the seller must disclose information regarding the installation of carbon monoxide detectors/alarms in the property.

Rental Property Owner Responsibilities

1. Provide and install the approved carbon monoxide detectors/alarms as required and in locations specified by the law.
2. Replace any carbon monoxide detectors/alarms that were stolen, removed, found missing, or rendered inoperable during a prior occupancy of the rental unit, which were not replaced by the prior occupant before commencement of a new occupancy.
3. Ensure that the batteries in each approved carbon monoxide detector/ alarm are in operable condition, and that the devices are functional and operating when a new occupant takes residence in the rental unit.
4. Maintenance responsibility for carbon monoxide detectors/alarms is the property owner's responsibility during any period of vacancy.

Tenant Responsibilities

1. Keep and maintain each carbon monoxide detector/alarm in good repair during the tenant's occupancy.
2. Test the device and replace batteries as needed.
3. Replace any carbon monoxide detectors/alarms that are stolen, removed, missing, or rendered inoperable during their occupancy of the rental unit.
4. Notify the rental property owner or their authorized agent in writing of any deficiencies pertaining to the approved carbon monoxide detectors/alarms.

Municipal Regulations

Local municipalities may adopt their own requirements regarding the installation and placement of carbon monoxide detectors/alarms that are more stringent than the requirements of this state law. The City of Philadelphia and some other municipalities have already done so. Be sure to comply with your own local regulations.