

## **The New Carbon Monoxide Detector Law and Rental Properties**

*January 1, 2010 RSA 153:10-a, the law requiring Automatic Fire Warning Devices and Carbon Monoxide Detectors in Dwellings became effective. There has been some confusion as to what is required and when in regards to rental properties. In existing rental properties there will be a two year phase in process, rental property owners are advised to be proactive and install carbon monoxide detectors before the deadline. All new construction rental units shall be required to have both automatic fire warning devices and carbon monoxide detectors installed. Below are links to information on RSA 153:10-a and Informational Bulletin issued by the State Fire Marshal's Office on the Carbon Monoxide Detector law. Currently all rental units are required to have "hard-wired" smoke detectors installed, residents and property owners with questions regarding this law should contact the Fire Chief at 603-476-5658 for more information.*

### **153:1, IX-a**

*"IX-a. ""Rental unit" means any residential unit in a building or single family dwelling which provides permanent or transient living facilities for one or more persons, which is occupied by tenants on a rental basis. This term shall include but not be limited to: hotels, motels, dormitories, apartments, duplex units, rooms rented out of the home of another, and single family dwellings, so long as they are rented."*

### **RSA 153:10-a**

<http://www.gencourt.state.nh.us/rsa/html/xii/153/153-10-a.htm>

### **Informational Bulletin 2009-07 Carbon Monoxide Detection Devices in Dwellings**

<http://www.nh.gov/safety/divisions/firesafety/bulletins/documents/2009-07CODetectors.pdf>

### **Informational Bulletin 2009-07 Addendum Carbon Monoxide Detection Devices in Dwellings**

<http://www.nh.gov/safety/divisions/firesafety/bulletins/documents/CObulletinaddendum.pdf>