

SMOKE ALARMS

The law requires that a Property Owner/Landlord must provide a working smoke detector on each floor of all for sale/rental properties.

Smoke Alarms are required:

1. On the ceiling or wall outside of *each separate sleeping area* in the immediate vicinity of bedrooms.
2. In *each room used for sleeping* purposes.
3. In *each story within a dwelling unit*, including basements but not including crawl spaces and uninhabitable attics. In dwellings or dwelling units with split levels and without an intervening door between the adjacent levels, a smoke alarm installed on the upper level shall suffice for the adjacent lower level provided that the lower level is less than one full story below the upper level.

FC907.2.10.2 [Executive Law §378\(5-b\)](#)

Additionally, each detector must include a test device that allows an occupant to determine that the device is working properly. [Multiple Residence Law § 15](#) It is the responsibility of the Landlord to ensure that said smoke detectors are in working order when the new Owner/Tenant moves in. Once the Tenant moves in, it is then the new Tenant's responsibility to test, check the batteries in the smoke detector and to ensure that it is in good working order. The Tenant understands that there are legal penalties for removing the batteries from any smoke alarm. [General Business Law §399-ccc](#) provides that all solely battery-operated smoke alarms sold after April 1, 2019 shall employ a non-removable, non-replaceable battery that powers the alarm for a minimum of ten years. This requirement does not apply to a smoke alarm that receives its power from the electrical system of the home. [Further Information on Smoke Detectors: https://nyassembly.gov/write/upload/reg/smoke_detector.pdf]

CARBON MONOXIDE DETECTOR

Carbon Monoxide is an odorless, invisible gas produced by home fuel burning equipment. It can cause serious illness or death. State law requires detectors in all dwellings. The law requires for all one- or two-family dwelling, dwellings located in a condominium or cooperative and apartments in a multiple dwelling, in the state to have installed an operable Carbon Monoxide Detectors on every floor that has an appliances, devices or systems that may emit carbon monoxide or that have an attached garage.

[Executive Law §378\(5-a\)](#), commonly known as Amanda's Law.

It is the responsibility of the Property Owner/Landlord to ensure that the carbon monoxide detector is in working condition when the new Tenant moves in. Once the new Tenant moves in, it is then the new Tenant's responsibility to check the batteries in the carbon monoxide detector and to ensure that it is in good working order. The Tenant understands that there are legal penalties for removing batteries from any carbon monoxide detector. Further Information on Carbon Monoxide: https://nyassembly.gov/write/upload/reg/carbon_monoxide.pdf

Property Address: _____

I have received and read this disclosure notice.

Tenant	Date	Landlord	Date
Tenant	Date	Landlord	Date