

Department of Legislative Services
Maryland General Assembly
2001 Session

FISCAL NOTE
Revised

House Bill 66 (Delegate Carlson)

Economic Matters

Economic and Environmental Affairs

Smoke Detectors – Disclosure

This bill provides that each lease for an existing residential dwelling unit that contains alternating current electrical service must contain the following disclosure in 10-point type:

“This residential dwelling unit contains alternating current (AC) electric service. In the event of a power outage, an alternating current (AC) powered smoke detector will not provide an alarm. Therefore, the occupant should obtain a dual powered smoke detector or a battery powered smoke detector.”

The bill also requires residential property disclosure statements to include information as to whether the property’s smoke detectors will provide an alarm in the event of a power outage. The bill is required to be construed and applied prospectively only to leases or residential property disclosure statements for existing units executed on or after October 1, 2001.

Fiscal Summary

State Effect: This bill would not directly affect governmental operations or finances.

Local Effect: None.

Small Business Effect: Minimal.

Analysis

Current Law: Under certain provisions of State law requiring smoke detectors for residential dwelling buildings or units: (1) one, two, or three family dwellings constructed prior to July 1, 1975 must be equipped with one approved battery or AC primary electric powered smoke detector; and (2) all other required smoke detection systems must be AC powered, unless otherwise approved by the Fire Prevention Commission and only when reasonable safety is secured.

Enforcement of these provisions may be performed by any county fire chief, fire administrator, or municipal fire chief. A county is not prevented from enacting more stringent smoke detector provisions.

There are no current requirements relating to alternating current disclosures in leases or contracts of sale for homes of any type.

Additional Information

Prior Introductions: None.

Cross File: None.

Information Source(s): Department of State Police, Department of Legislative Services

Fiscal Note History: First Reader – January 26, 2001
mld/jr Revised – House Third Reader – March 26, 2001
Revised – Enrolled Bill – May 7, 2001

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