

Senate Bill 239

By: Senators Merritt of the 9th, Jones of the 10th, Esteves of the 6th, McLaurin of the 14th, Islam of the 7th and others

A BILL TO BE ENTITLED
AN ACT

1 To amend Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to
2 landlord and tenant, so as to require landlords to provide carbon monoxide detectors in rental
3 units; to provide requirements therefor; to provide for related matters; to repeal conflicting
4 laws; and for other purposes.

5 BE IT ENACTED BY THE GENERAL ASSEMBLY OF GEORGIA:

6 **SECTION 1.**

7 Chapter 7 of Title 44 of the Official Code of Georgia Annotated, relating to landlord and
8 tenant, is amended by adding a new Code section to read as follows:

9 "44-7-25.

10 (a) Each landlord shall provide a minimum of one operable carbon monoxide alarm per
11 rental unit per level. Such carbon monoxide alarm shall be listed by a nationally
12 recognized testing laboratory that is approved by the Occupational Safety and Health
13 Administration to test and certify to American National Standards Institute and
14 Underwriters Laboratories Standards ANSI/UL2034 or ANSI/UL2075.

15 (b) Each landlord shall:

- 16 (1) Ensure each carbon monoxide alarm is installed in accordance with either the
17 standards of the National Fire Protection Association or the minimum protection
18 designated in the manufacturer's instructions and shall retain or provide such instructions
19 as proof of compliance;
- 20 (2) Replace or repair a carbon monoxide alarm within 15 days of receipt of notification
21 in writing from a tenant that the carbon monoxide alarm needs replacement or repairs;
- 22 (3) Ensure that each carbon monoxide alarm is operable and in good repair at the
23 beginning of each tenancy; and
- 24 (4) Unless a landlord and a tenant have a written agreement to the contrary, place new
25 batteries in each battery operated carbon monoxide alarm at the beginning of a tenancy.
- 26 (c) A carbon monoxide alarm required under this Code section may be combined with a
27 smoke alarm if the combined alarm:
- 28 (1) Complies with ANSI/UL2034 or ANSI/UL2075 for carbon monoxide alarms and
29 ANSI/UL217 for smoke alarms; and
- 30 (2) Emits an alarm in a manner that clearly differentiates between detecting the presence
31 of carbon monoxide and the presence of smoke."

32

SECTION 2.

33 All laws and parts of laws in conflict with this Act are repealed.