

ADVISORY REGARDING SMOKE AND CARBON MONOXIDE ALARMS

- 1 When buying, selling, or renting residential property in Oregon, it is important to learn the laws pertaining to smoke and carbon monoxide alarms.
- 2 This Advisory Regarding Smoke and Carbon Monoxide Alarms (this "Smoke and CO Advisory") provides notice of those laws and resources for
- 3 additional information.
- 4 Alarms are required before most existing homes and manufactured dwellings can be sold, and in all newly constructed homes and many remodels.
- 5 Alarm type, installation location, power source, maintenance, testing, and replacement are controlled by local and state laws and rules, as well as
- 6 alarm manufacturers' instructions.
- 7 In rental properties, working alarms must be installed before they can be rented. State law describes the requirements for alarm information that
- 8 landlords must give tenants, and notices that tenants must give landlords. State law also governs testing intervals, responsibility for batteries, and
- 9 replacement of faulty units.
- 10 Most importantly, properly functioning alarms save lives. It is illegal to tamper with a working smoke or carbon monoxide alarm.
- 11 This Smoke and CO Advisory is to raise awareness of the importance of alarms. Buyers and sellers need to do their due diligence to determine what
- 12 the law requires and whether the requirements have been met. Real estate licensees are not experts on these matters, and alarm laws change
- 13 frequently. Get the latest information from these sources:

SMOKE ALARM RESOURCES:

- (a) State Fire Marshal
(503) 378-3473
<https://www.oregon.gov/osfm/education/fire-safe/Pages/smoke-co-alarms.aspx>
- (b) Oregon Statutes
[ORS 479.260](#) – Transfer of dwelling unit or lodging house without smoke alarm or smoke detector prohibited (public law)
- (c) Oregon Administrative Rules
[Chapter 837 Division 45](#) – Smoke Alarms and Smoke Detectors

CARBON MONOXIDE ALARM RESOURCES:

- (a) Oregon Statutes
[ORS 476.725](#) – Statewide standards for residential carbon monoxide alarms (public law)
- (b) Oregon Administrative Rules
[Chapter 837 Division 47](#) – Carbon Monoxide Alarms and Detectors

14 Additional Resources: _____

15 Phone number: _____ Email: _____

16 Website: _____

17 Additional Resources: _____

18 Phone number: _____ Email: _____

19 Website: _____

20 **ACKNOWLEDGMENT:** The undersigned acknowledge they: (a) have read and understand this Smoke and CO Advisory; and (b) have been provided

21 with a copy for their own files.

22 Client _____ Print _____ Date _____ a.m. p.m. ←

23 Client _____ Print _____ Date _____ a.m. p.m. ←

LINES WITH THIS SYMBOL ← REQUIRE A SIGNATURE AND DATE