

Decoding the Real Estate Market
It's The Law!
What Homeowners (Including Landlords) Need To Know
California Law To Require Carbon Monoxide Detectors – July 1, 2011
Provided by TCAOR P.R. Committee Chair-Sandra Hayes

On May 7, 2010, California Governor Arnold Schwarzenegger signed into law Senate Bill 183 that requires the placement of carbon monoxide detectors in all California dwelling units. The bill also requires that the presence or absence of these devices must be disclosed when residential real estate is transferred.

This law was prompted by Senate hearings regarding the dangers of carbon monoxide poisoning. According to the Journal of the American Medical Association, "there are approximately 2,100 unintentional deaths from carbon monoxide (CO) every year in the U.S. and the use of CO Alarms could potentially prevent many of these fatalities." The California Air Resources Board has determined that about 35 carbon monoxide deaths, on average, occur in California each year due to unintentional carbon monoxide poisoning.

This law deals with existing housing. (New construction standards require Carbon Monoxide alarms are required, in addition to smoke detectors in new dwelling units, per section R315 of California Building Codes effective 01/01/2011) It includes any and every type of dwelling unit intended for human occupancy. It applies to every dwelling unit that has "a fossil fuel burning heater or appliance, fireplace, or an attached garage". Unless you live in an all-electric home with no fireplace and a detached garage, and do not use a charcoal bbq, you are covered by this law.

The devices must be certified by the State Fire Marshall. The devices must be installed according to the approved instructions, in all existing single-family dwelling units no later than July 1, 2011. All other dwelling units must have proper carbon monoxide detectors no later than January 1, 2013.

The next installment of **Decoding the Real Estate Market** will discuss **Strategic Defaulting**.