Department of Planning and Budget
2018 Fiscal Impact Statement

1. **Bill Number:** SB743

House of Origin	☒	Introduced	☐	Substitute	☐	Engrossed
Second House	☐	In Committee	☐	Substitute	☐	Enrolled

2. **Patron:** DeSteph

3. **Committee:** General Laws and Technology

4. **Title:** Housing; installation and maintenance of smoke and carbon monoxide alarms.

5. **Summary:** This bill creates a statewide standard for the installation and maintenance of smoke and carbon monoxide alarms in rental property. The bill requires a landlord to (i) install a smoke alarm without retrofitting the installation site and (ii) certify annually that smoke alarms have been installed and maintained in good working order in a residential dwelling unit pursuant to the Statewide Fire Prevention Code (§ 27-94 et seq.) and the Uniform Statewide Building Code (§ 36-97 et seq.). The landlord is also required to install a carbon monoxide alarm upon request by a tenant; the installation and subsequent maintenance must be in compliance with the Statewide Fire Prevention Code and the Uniform Statewide Building Code. A tenant of a rental dwelling unit with a smoke alarm or both smoke and carbon monoxide alarms shall not tamper or remove such alarms. Under the bill, a reasonable accommodation must be made for persons who are deaf or hearing impaired, upon request. Localities that have enacted a fire and carbon monoxide alarm ordinance must conform such ordinances with these state standards by July 1, 2019. The bill also requires the Department of Housing and Community Development, in consultation with the Department of Fire Programs, to develop a form for landlords for use in certifying inspections that summarizes smoke alarm maintenance requirements for landlords and tenants and to post the form on each agency's website. The bill is a recommendation of the Virginia Housing Commission.

6. **Budget Amendment Necessary**: No.

7. **Fiscal Impact Estimates:** Preliminary. See item 8.

8. **Fiscal Implications:** It is anticipated that this bill will not result in a fiscal impact to the Department of Housing and Community Development or the Department of Fire Programs. The bill may impact localities that have adopted fire and carbon monoxide alarm ordinances, as they will be required to conform to the updated state standards by July 1, 2019.

9. **Specific Agency or Political Subdivisions Affected:** Department of Housing and Community Development; Department of Fire Programs.

10. **Technical Amendment Necessary:** No.

11. Other Comments: SB391 is identical to this bill. HB609 is the companion to this bill.