

# CARBON MONOXIDE

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A new bill was passed in the State of California where, by July 1, 2011, homeowners are required to install carbon monoxide devices in their homes. The authors of the bill entitled SB 183, the Carbon Monoxide Poisoning Act of 2010, hope to prevent accidental sickness and deaths relating to carbon monoxide poisoning through detection and education by increasing public awareness.

On the Real Estate side, in anticipation of the July 1, 2011 effective date, as of January 1, 2011, Section IIA, the Real Estate Transfer Disclosure was amended to include a seller disclosure regarding the carbon monoxide devices. Sellers must now disclose whether or not the property is fitted with a detection device. At this time, the SB 183 does not appear to impose a “*point of sale*” mandate.

## **This Requirement Applies to:**

- » Existing Single Family Residences where appliances burn fossil fuels (e.g. coal, kerosene, oil, wood, fuel gases, and other petroleum or hydrocarbon products).
- » Where the home has a fireplace or an attached garage.

## **Penalties:**

- » \$200.00 fine for each violation may be assessed if after owner receives a 30-day notice to correct he/she fails to do so.

*For further information please visit these websites:*

1. [http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb\\_0151-0200/sb\\_183\\_bill\\_20100507\\_chaptered.pdf](http://www.leginfo.ca.gov/pub/09-10/bill/sen/sb_0151-0200/sb_183_bill_20100507_chaptered.pdf)
2. <http://www.nfpa.org/assets/files//PDF/Public%20Education/COSafety.pdf>
3. [www.carbonmonoxidekills.com](http://www.carbonmonoxidekills.com)
4. <http://www.homesafetycouncil.org>

The information in this handout was compiled from the following sources:

1. [http://www.ehow.com/list\\_6674598\\_california-carbon-monoxide-detector-requirements.html](http://www.ehow.com/list_6674598_california-carbon-monoxide-detector-requirements.html)
2. [http://abclocal.go.com/kgo/story?section=news/assignment\\_7&id=8213759](http://abclocal.go.com/kgo/story?section=news/assignment_7&id=8213759)
3. Senate Bill 183, Chapter 19
4. <http://www.fire.ca.gov/communications/downloads/newsreleases/2011/CarbonMonoxideDetectors.pdf>



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