

SMOKE ALARM INFORMATION DISCLOSURE

Annual Smoke Alarm Information Notice.

(a) On or before January 31, 2017, and on or before January 31 of each year thereafter, owners of a dwelling unit intended for human occupancy in which **one or more units is rented or leased** shall provide each tenant with a written notice regarding smoke alarm requirements on a form provided by the Fire Department. The Fire Department shall develop the notice in consultation with the Department of Building Inspection and shall make the notice available on its website in English, Spanish, and Chinese.

The Fire Department shall update the notice as necessary from time to time to reflect changes in the law, and the owner shall provide the most recent notice to tenants. The notice shall include, but not be limited to, the following information:

1. Information regarding the importance of maintaining smoke alarms in working condition for life safety;
2. A brief summary of legal requirements for smoke alarms in dwelling units;
3. A statement that the landlord is obligated to provide operable smoke alarms in good working condition in the dwelling unit in accordance with the Housing Code and Fire Code and the landlord must promptly repair or replace inoperable smoke alarms upon request; and
4. Attached as a separate appendix to the notice, a list, to be prepared by the Rent Board, of tenants' rights organizations that provide counseling to tenants on issues related to fires, and contact information for those organizations.

Posting Requirement.

(b) For all Apartment Houses as defined in the Housing Code, the building owner shall post the **Annual Smoke Alarm Information Notice** referenced in subsection (a) in at least one conspicuous location in a **common area of each floor** of the building.

NOTE: If no such common area(s) exists, the building owner shall provide a copy to each residential tenant in the building.