

## KELLER WILLIAMS REALTY 455-0100

### Smoke and Carbon Monoxide Detector Law

According to LA Legislature Act 458 Revised Statute 40:1581, which became effective January 1, 2023, all single and two family dwellings at the time of their sale or lease shall contain, at a minimum, an operable ten-year, sealed lithium battery smoke detector and also, at a minimum, an operable carbon monoxide detector with a long-life, sealed battery which may be combined with the smoke detector.

A copy of this statute is presented below with the understanding that this law could be revised. Consequently, you are advised to consult with an attorney to ensure that you have the most recent revised statute and to answer any questions you may have about this law and your obligations and rights contained therein.

LA Legislature Act 458 revised R.S. (revised statute) 40:1581 as presented below:

This statute is effective January 1, 2023

§1581. Smoke detectors; carbon monoxide detectors; one- or two-family dwellings

A. All existing one- or two-family dwellings at the time of sale or lease shall contain, at a minimum, an operable ten-year, sealed lithium battery smoke detector.

B. All existing one- or two-family dwellings at the time of sale or lease shall contain, at a minimum, an operable carbon monoxide detector with a long-life, sealed battery. The carbon monoxide detector may be combined with smoke detection.

C. Professional installers who install generators in one- or two-family dwellings shall include with installation of a home generator, at minimum, an operable carbon monoxide detector with a long-life, sealed battery. The carbon monoxide detector may be combined with smoke detection.

D. Failure to comply with the provisions of this Section shall not be a reason for nonpayment of any insurance claims.

E. Failure to comply with the provisions of this Section shall not cause a delay or a stoppage in the transfer of the property.

F. The real estate agent shall not be liable for the seller's failure to comply with the provisions of this Section.

Acts 1991, No. 701, §1; Acts 2009, No. 163, §1; Acts 2022, No. 458, §1.

*Mimi Cotter Bell*

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Seller/Lessor

Date

Buyer/Lessee

Date

Seller/Lessor

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Buyer/Lessee

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