

## ADVISORY REGARDING SMOKE AND CARBON MONOXIDE ALARMS

- 1 When buying, selling, or renting residential property in Oregon, it is important to learn the laws pertaining to smoke and carbon monoxide alarms.
- 2 This Advisory Regarding Smoke and Carbon Monoxide Alarms (this "Advisory") provides notice of those laws and resources for additional information.
- 3 Alarms are required before most existing homes and manufactured dwellings can be sold, and in all newly constructed homes and many remodels.
- 4 Alarm type, installation location, power source, maintenance, testing, and replacement are controlled by local and state laws and rules, as well as
- 5 alarm manufacturers' instructions.
- 6 In rental properties, working alarms must be installed before they can be rented. State law describes the requirements for alarm information that
- 7 landlords must give tenants, and notices that tenants must give landlords. State law also governs testing intervals, responsibility for batteries, and
- 8 replacement of faulty units.
- 9 Most importantly, properly functioning alarms save lives. It is illegal to tamper with a working smoke or carbon monoxide alarm.
- 10 This Advisory is to raise awareness of the importance of alarms. Buyers and sellers need to do their due diligence to determine what the law requires
- 11 and whether the requirements have been met. Real estate licensees are not experts on these matters, and alarm laws change frequently. Get the
- 12 latest information from these sources:

**SMOKE ALARM RESOURCES:**

- (a) State Fire Marshal  
(503) 378-3473  
<https://www.oregon.gov/osfm/education/fire-safe/Pages/smoke-co-alarms.aspx>
- (b) Oregon Statutes  
ORS 479.260 - Transfer of dwelling unit or lodging house without smoke alarm or smoke detector prohibited (public law)  
[https://oregon.public.law/statutes/ors\\_479.260](https://oregon.public.law/statutes/ors_479.260)
- (c) Oregon Administrative Rules  
Chapter 837 Division 45 - Smoke Alarms and Smoke Detectors  
<https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=3810>

**CARBON MONOXIDE ALARM RESOURCES:**

- (a) Oregon Statutes  
ORS 476.725 - Statewide standards for residential carbon monoxide alarms (public law)  
[https://oregon.public.law/statutes/ors\\_476.725](https://oregon.public.law/statutes/ors_476.725)
- (b) Oregon Administrative Rules  
Chapter 837 Division 47 - Carbon Monoxide Alarms and Detectors  
<https://secure.sos.state.or.us/oard/displayDivisionRules.action?selectedDivision=3810>

13 Additional Resources: \_\_\_\_\_

14 Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

15 Website: \_\_\_\_\_

16 Additional Resources: \_\_\_\_\_

17 Phone number: \_\_\_\_\_ Email: \_\_\_\_\_

18 Website: \_\_\_\_\_

19 **ACKNOWLEDGMENT:** The undersigned acknowledge they: (a) have read and understand this Advisory; and (b) have been provided with a copy for  
20 their own files.

21 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

22 Buyer \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

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23 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

24 Seller \_\_\_\_\_ Print \_\_\_\_\_ Date \_\_\_\_\_  a.m.  p.m. ←

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25 Buyer's Agent \_\_\_\_\_ Seller's Agent \_\_\_\_\_

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