

Stricken language would be deleted from and underlined language would be added to present law.

State of Arkansas
89th General Assembly
Regular Session, 2013

As Engrossed: H3/25/13

A Bill

HOUSE BILL 2269

By: Representative Cozart

For An Act To Be Entitled

AN ACT TO REQUIRE SMOKE DETECTORS IN RENTAL PROPERTY;
AND FOR OTHER PURPOSES.

Subtitle

TO REQUIRE SMOKE DETECTORS IN RENTAL
PROPERTY.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF ARKANSAS:

SECTION 1. Arkansas Code Title 18, Chapter 16, Subchapter 1, is amended to add an additional section to read as follows:

18-16-114. Smoke detectors required in residential rental property.

(a) As used in this section:

(1) "Dwelling unit" means a structure or the part of a structure that is used as a home, residence, or sleeping place by one (1) person who maintains a household or by two (2) or more persons who maintain a common household;

(2)(A) "Owner" means one (1) or more persons, jointly or severally, in whom is vested all or part of:

(i) The legal title to property; or

(ii) All or part of the beneficial ownership and a right to present use and enjoyment of the premises.

(B) "Owner" includes without limitation a mortgagee in possession;

(3) "Residential rental property" means any real estate that is:

(A) Not occupied by the owner or by the owner's next of kin;



- (B) Used as a single or multifamily dwelling unit;
- (C) Composed of four (4) or fewer dwelling units; and
- (D) Used exclusively for residential use; and

(4) "Smoke detector" means a sensor device that is used to signal the presence of smoke in a dwelling unit and is hardwired into the electrical system of the dwelling unit at the electric panel with a backup battery.

(b) A residential rental property shall have one (1) smoke detector installed per one thousand two hundred square feet (1,200 sq. ft.) on each floor or level of a dwelling unit.

(c) The smoke detector installed in a residential rental property under this subsection shall be maintained in working order by the owner or an agent of the owner.

SECTION 2. DO NOT CODIFY. Effective date. This act is effective on and after January 1, 2014, and expires at the time the Arkansas Fire Prevention Code includes the same provisions as Section 1 of this act.

/s/Cozart