

1 AN ACT relating to residential detectors.

2 *Be it enacted by the General Assembly of the Commonwealth of Kentucky:*

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 227 IS CREATED TO
4 READ AS FOLLOWS:

5 *(1) Notwithstanding any other provision of law, as of December 31, 2025, all existing*
6 *single-family dwellings and multifamily residential units shall have at least one*

7 *(1) working hardwired or battery-powered:*

8 *(a) Smoke detector inside each dwelling or unit; and*

9 *(b) Carbon monoxide detector and fuel and gas leak detector, if a gas or liquid*
10 *fuel-fired appliance or heating equipment is used within the dwelling or*
11 *unit.*

12 *(2) Any required detector shall be installed in each dwelling or unit prior to the sale,*
13 *lease, change of ownership, or change in tenancy of the dwelling or unit.*

14 *(3) It shall be the responsibility of the property owner, seller, or lessor to test and*
15 *provide working detectors in the dwelling or unit. The seller or lessor shall attest*
16 *to the presence and functioning of the required detectors by providing a signed*
17 *affidavit to the:*

18 *(a) Purchaser at the real estate closing; or*

19 *(b) Lessee prior to the tenancy of the property.*

20 *(4) An individual licensed under KRS Chapter 324 shall not be liable for the actions*
21 *or inactions of a property owner or seller under this section.*