

1 AN ACT relating to residential safety.

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

3 ➔SECTION 1. A NEW SECTION OF KRS 227.200 TO 227.400 IS CREATED
4 TO READ AS FOLLOWS:

- 5 (1) Notwithstanding any other provision of law, as of December 31, 2026, all existing
6 single-family dwellings and multifamily residential units shall have at least one
7 (1) working smoke detector inside each dwelling or unit that is:
8 (a) Hardwired into the electrical circuit; or
9 (b) Powered by a nonremovable, tamper proof, ten (10) year lithium battery.
10 (2) Any required smoke detector shall be installed in each single-family dwelling or
11 multifamily residential unit prior to the sale, lease, change of ownership, or
12 change in tenancy of the dwelling or unit.
13 (3) It shall be the responsibility of the property owner, seller, or lessor to test and
14 provide a working smoke detector in a single-family dwelling or multifamily
15 residential unit. The seller or lessor shall attest to the presence and functioning of
16 the required smoke detector by providing a signed affidavit to the:
17 (a) Purchaser at the real estate closing; or
18 (b) Lessee prior to the tenancy of the property.
19 (4) Failure to provide the affidavit required by subsection (3) of this section shall not
20 invalidate the transfer or lease, but the seller or landlord may be subject to a civil
21 penalty not to exceed five hundred dollars (\$500) per violation. The state fire
22 marshal or local government authority given jurisdiction by ordinance pursuant
23 to KRS 227.320 shall enforce this section.
24 (5) An individual licensed under KRS Chapter 324 shall not be liable for the actions
25 or inactions of a property owner or seller under this section.
26 (6) The department shall promulgate, in accordance with KRS Chapter 13A, a
27 standard transfer affidavit for a property owner, seller, or lessor to use to fulfill

1 *the requirements of subsection (3) of this section.*