

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 hardwired or ten (10) year lithium battery-powered smoke detector  
8 inside each dwelling or unit.

9 (2) Any required smoke detector shall be installed in each single-family dwelling or  
10 multifamily residential unit prior to the sale, lease, change of ownership, or  
11 change in tenancy of the dwelling or unit.

12 (3) It shall be the responsibility of the property owner, seller, or lessor to test and  
13 provide a working smoke detector in a single-family dwelling or multifamily  
14 residential unit. The seller or lessor shall attest to the presence and functioning of  
15 the required smoke detector by providing a signed affidavit to the:

16 (a) Purchaser at the real estate closing; or

17 (b) Lessee prior to the tenancy of the property.

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

20 (5) The state fire marshal shall publish information and recommendations on the  
21 installation of carbon monoxide detectors and fuel and gas leak detectors in  
22 single-family dwellings and multifamily residential units that use:

23 (a) Gas or liquid fuel-fired appliances or heating equipment; or

24 (b) Coal-burning or wood-burning stoves.

25 (6) (a) The local fire chief or highest ranking fire department officer of each local  
26 government shall promptly notify the state fire marshal upon becoming  
27 aware of a fire-related injury or fatality or carbon monoxide-related injury

- 1                   or fatality.
- 2           **(b) The state fire marshal shall submit an annual report to the Kentucky Fire**
- 3                   **Commission on the number of fire-related injuries and fatalities and carbon**
- 4                   **monoxide-related injuries and fatalities in the Commonwealth based on the**
- 5                   **information received under paragraph (a) of this subsection.**