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**STATE OF INDIANA**

**DEPARTMENT OF HOMELAND SECURITY    JOSEPH E. WAINSCOTT, JR., EXECUTIVE DIRECTOR**

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## **Tenants Required to Sign-Off on Working Smoke Detectors**

State law mandates landlords to provide a working smoke detector(s) in a rental property. Effective July 1, 2008, tenants are now required to sign a document stating they have checked all smoke detectors in the home and that they are working properly.

Governor Mitch Daniels signed Senate Bill 26 into law on March 3, 2008. It requires landlords to properly install a smoke detector at the time a tenant moves in or repair an inoperative hard wired smoke detector within seven days of receiving notice of the need for repair. The new law also increases the penalties for landlords who do not provide and maintain smoke detectors in rental properties.

If the landlord fails to fulfill the above improvements, they can face a Class B infraction with a fine up to \$1,000. The penalty can upgrade to a Class A infraction with a fine up to \$10,000 for a subsequent offense.

The bill requires a tenant to replace batteries as needed in a battery-operated smoke detector and to provide written notice of any malfunctions of a hard-wired smoke detector to the landlord.

Guidelines and documentation including a smoke detector compliance form and the new statutes can be found on the Indiana Department of Homeland Security website at [www.IN.gov/dhs/4794.htm](http://www.IN.gov/dhs/4794.htm).

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