

# FINAL BILL REPORT

## SSB 6472

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Synopsis as Enacted

**Brief Description:** Concerning disclosure of carbon monoxide alarms in real estate transactions.

**Sponsors:** Senate Committee on Financial Institutions, Housing & Insurance (originally sponsored by Senators Harper, Honeyford, Kline and Shin).

**Senate Committee on Financial Institutions, Housing & Insurance**  
**House Committee on Judiciary**

**Background:** Legislation was passed recently requiring the State Building Code Council to adopt rules requiring residential occupancies be equipped with carbon monoxide alarms. These rules require that all newly constructed residential occupancies have carbon monoxide alarms.

Owner-occupied single family residences legally occupied before the effective date of the act (2010) were exempt from rules adopted by the council requiring the installation of carbon monoxide alarms in residential occupancies. However, the seller of an owner-occupied single family residence must install carbon monoxide alarms in accordance with the requirements of the state building code prior to the buyer or any other person occupying the residence following such sale.

Residential tenants must maintain carbon monoxide alarms according to manufacturer specifications, including battery replacement.

**Summary:** Based on rules adopted by the State Building Code Council, the state's seller disclosure form is amended to add whether the property is equipped with carbon monoxide and smoke alarms. Licensed real estate brokers are not liable for any civil, administrative, or other proceeding for the failure of any seller or other property owner to comply with the requirements proscribed by statute or rules adopted by the State Building Code Council. These changes only apply to real estate transactions for which a purchase and sale agreement is entered into after the effective date.

**Votes on Final Passage:**

Senate	47	0
House	98	0

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*This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.*

**Effective:** June 7, 2012