For use in certain Connecticut Real Estate Transactions
AFFIDAVIT CONCERNING SMOKE AND CARBON MONOXIDE DETECTORS
Pursuant to Connecticut Public Act 22-75, Effective October 1, 2022
(Prior to transferring title to real property containing a residential building designed to be occupied by one or two families)*

State of)
) ss:
County of)
I/we, _____being the owner(s) of premises situated in _____, Connecticut, known as _____, swear that they have no reason to believe the following statements are untrue:

(A) SMOKE DETECTORS: The premises named above is equipped with smoke detection equipment in working order that is capable of sensing visible or invisible smoke particles, is installed in accordance with the manufacturer's instructions, in the immediate vicinity of each bedroom with at least one smoke detector on every occupiable level, capable of providing an alarm suitable to warn occupants when such equipment is activated, and with all smoke detectors less than 10 (ten) years old based on the date of manufacturing. To the best of my/our knowledge, the following statement applies to the premises (*check which one applies*):

- ☐ A building permit for new occupancy was issued prior to October 1, 1976, so the smoke detectors are battery-operated or plug-in with battery backup or are hard wired.
- ☐ A building permit for new occupancy was issued on or after October 1, 1976, but before October 1, 1985 so the smoke detectors are hard wired.
- ☐ A building permit for new occupancy was issued on or after October 1, 1985, but before October 16, 1989 so the smoke detectors are hard wired with battery back-up (AC/DC).
- ☐ A building permit for new occupancy was issued on or after October 16, 1989, but before May 1, 1999, so the smoke detectors are hard wired with battery back-up (AC/DC) and are interconnected so that the activation of one alarm on the premises activates all of the alarms.
- ☐ A building permit for new occupancy was issued on or after May 1, 1999, so the smoke detectors are hard wired with battery back-up (AC/DC), interconnected so that the activation of one alarm on the premises activates all of the alarms, and are located in all sleeping rooms.

If any of the above statements are checked, the smoke detection and warning equipment is deemed compliant with the State Fire Safety Code, the State Fire Prevention Code, and the State Building Code.

(B) NO COMBUSTION: ☐ the premises named above does not contain any fuel-burning appliance, fireplace or attached garage. *(If checked, skip Section C and sign below before a notary or commissioner of the superior court)*

(C) CARBON MONOXIDE DETECTORS: The premises named above is equipped with carbon monoxide detection equipment in working order that is capable of sensing carbon monoxide present in parts per million, is installed in accordance with the manufacturer's instructions, and is capable of providing an alarm suitable to warn occupants when such equipment is activated. The carbon monoxide detector(s) are battery operated, or plug-in with battery backup, or are hard wired.

Nothing in this affidavit shall constitute a warranty beyond the transfer of title. By acceptance of this affidavit, Buyer(s) acknowledge that affiants possess no special technical knowledge regarding the inner workings of smoke and carbon monoxide detectors and that Buyer(s) have had an opportunity to perform a home inspection and have had the opportunity to assess whether the installed detectors satisfy the requirements detailed above.

I/we understand that I/we will credit the Buyer(s) with the sum of $250 at closing for failing to provide this affidavit.

_____ _____
Owner Owner

Subscribed and sworn to, before me, this _____day of _____.

_____
Notary Public/ Commissioner of the Superior Court
My Commission expires:

EXEMPTIONS: This affidavit is not required for (1) Any transfer from one or more co-owners solely to one or more of the other co-owners; (2) transfers made to the spouse, mother, father, brother, sister, child, grandparent or grandchild of the transferor where no consideration is paid; (3) transfers pursuant to an order of the court; (4) transfers by the federal government or any political subdivision thereof; (5) transfers by deed in lieu of foreclosure; (6) any transfer of title incident to the refinancing of an existing debt secured by a mortgage; (7) transfers by mortgage deed or other instrument to secure a debt where the transferor's title to the real property being transferred is subject to a preexisting debt secured by a mortgage; and (8) transfers made by executors, administrators, trustees or conservators.