1	State of Arkansas	As Engrossed: H3/25/13	
2	89th General Assembly	A Bill	
3	Regular Session, 2013		HOUSE BILL 2269
4			
5	By: Representative Cozart		
6			
7	For An Act To Be Entitled		
8	AN ACT TO REQUIRE SMOKE DETECTORS IN RENTAL PROPERTY;		
9	AND FOR OTHER PURPOSES.		
10			
11			
12		Subtitle	
13	TO RI	EQUIRE SMOKE DETECTORS IN RENTA	L
14	PROPI	ERTY.	
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16			
17	BE IT ENACTED BY THE G	GENERAL ASSEMBLY OF THE STATE OF	? ARKANSAS:
18	070770V 1 1 1 1		
19	SECTION 1. Arkansas Code Title 18, Chapter 16, Subchapter 1, is		
20	amended to add an additional section to read as follows:		
21	18-16-114. Smoke detectors required in residential rental property.		
22	(a) As used in		
23		lling unit" means a structure of	_
24 25		e, residence, or sleeping place or by two (2) or more persons w	-
25 26	household;	Of by two (2) of more persons v	viio maintain a common
27		Owner" means one (1) or more per	rsons iointly or
28		vested all or part of:	.bonby jointly or
29	beveruitjy in whom ib	(i) The legal title to prope	erty: or
30		(ii) All or part of the bene	-
31	right to present use a	and enjoyment of the premises.	
32		"Owner" includes without limit	tation a mortgagee in
33	possession;		
34		idential rental property" means	any real estate that is:
35		Not occupied by the owner or l	•
36	kin:	-	

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1	(B) Used as a single or multifamily dwelling unit;			
2	(C) Composed of four (4) or fewer dwelling units; and			
3	(D) Used exclusively for residential use; and			
4	(4) "Smoke detector" means a sensor device that is used to			
5	signal the presence of smoke in a dwelling unit and is hardwired into the			
6	electrical system of the dwelling unit at the electric panel with a backup			
7	battery.			
8	(b) A residential rental property shall have one (1) smoke detector			
9	installed per one thousand two hundred square feet (1,200 sq. ft.) on each			
10	floor or level of a dwelling unit.			
11	(c) The smoke detector installed in a residential rental property			
12	under this subsection shall be maintained in working order by the owner or an			
13	agent of the owner.			
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15	SECTION 2. DO NOT CODIFY. <u>Effective date. This act is effective on</u>			
16	and after January 1, 2014, and expires at the time the Arkansas Fire			
17	Prevention Code includes the same provisions as Section 1 of this act.			
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20	/s/Cozart			
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