

(3) (1) THE LANDLORD SHALL BE RESPONSIBLE FOR INSTALLATION, AND, UPON WRITTEN NOTIFICATION BY CERTIFIED MAIL BY THE TENANT OR UPON NOTIFICATION IN PERSON BY THE TENANT, THE REPAIR OR REPLACEMENT OF THE DETECTOR.

(II) IF THE TENANT PERSONALLY NOTIFIES THE LANDLORD OF A MECHANICAL FAILURE, THE LANDLORD SHALL PROVIDE A WRITTEN RECEIPT ACKNOWLEDGING THE NOTIFICATION.

(III) A TENANT MAY NOT REMOVE OR RENDER A SMOKE DETECTOR INOPERATIVE.

~~+++~~(IV) EXCEPT FOR HOTELS OR MOTELS, A LANDLORD MAY REQUIRE A REFUNDABLE DEPOSIT FOR A SMOKE DETECTOR NOT TO EXCEED THE VALUE OF THE SMOKE DETECTOR.

[(2)] ~~(V)~~(V) Where an occupancy is occupied by a person who is deaf or hearing impaired a smoke detector, upon the written request of the person to the landlord, shall be provided which, when activated, shall provide a light signal sufficient to warn the deaf or hearing impaired individual.

[(3) Each dwelling unit within existing hotels and multi-family buildings of ten units or more which cannot conform with the exiting requirements of the Life Safety Code shall be in compliance with this section within three years from the effective date of adoption.

(i) A landlord may require a refundable deposit for a smoke detector not to exceed the value of the smoke detector.

(ii) A tenant shall be responsible for the maintenance and operation of the smoke detector in the tenant's unit.]

[(iii)] ~~(3)~~(4)[A hotel or motel] ALL HOTELS AND MOTELS, REGARDLESS OF THE NUMBER OF UNITS, shall have available [no less than] AT LEAST one smoke detector for the deaf or hearing impaired for each 50 units or less. -f-The proprietor may require a refundable deposit for a PORTABLE smoke detector not to exceed the value of the smoke detector.-f-

(b) An occupant of a one, two or three family residential dwelling constructed prior to July 1, 1975 shall by July 1, 1982:

(1) Equip [the] EACH [dwelling place] OCCUPANT'S LIVING UNIT with a minimum OF ONE approved battery or AC primary electric powered smoke detector; and

(2) Maintain the smoke detector.