

(ii)--In all multifamily buildings and hotels constructed prior to 1975 with 4 through 9 units, smoke detectors shall be installed by January 1, 1983.

(3)-(i)--{The landlord shall be} EXCEPT AS PROVIDED IN SUBPARAGRAPH--(II)--OF--THIS PARAGRAPH, AN OWNER OF A RESIDENTIAL OCCUPANCY IS responsible for installation, {and, upon written notification by certified mail by the tenant or upon notification in person by the tenant, the} repair {or}, MAINTENANCE, AND replacement of {the} A SMOKE detector.

(II)-1.--AN OCCUPANT OF A--1,--2,--OR--3--FAMILY RESIDENTIAL DWELLING--CONSTRUCTED--PRIOR--TO--JULY--1,--1975--IS RESPONSIBLE--FOR--THE--REPLACEMENT--OF--A--WORN--OUT--BATTERY IN A BATTERY OPERATED SMOKE DETECTOR--LOCATED--WITHIN--THE--OCCUPANT'S DWELLING UNIT.

2.--UNLESS--A TENANT NOTIFIES THE LANDLORD UNDER SUBPARAGRAPH--(III)--OF THIS PARAGRAPH,--A--LANDLORD--IS--NOT RESPONSIBLE--FOR--THE--REPAIR,--MAINTENANCE,--OR--REPLACEMENT--OF--A SMOKE DETECTOR.

(III)--A TENANT SHALL NOTIFY A LANDLORD--OF--THE NEED FOR REPAIR OR REPLACEMENT OF A SMOKE DETECTOR LOCATED WITHIN THE TENANT'S DWELLING UNIT:

1.--IN WRITING SENT BY CERTIFIED MAIL, OR

2.--IN PERSON.

{(ii)}--(IV)--If the tenant personally notifies the landlord of a mechanical failure, the landlord shall provide a written receipt acknowledging the notification.

{(iii)}--(V)--A tenant may not remove or render a smoke detector inoperative.

{(iv)}--(VI)--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.

{(v)}--(VII)--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.

(4)-(i)--All hotels and motels, regardless of the number of units, shall have available at least one smoke detector for the deaf or hearing impaired for each 50 units or less;--The proprietor may require a refundable deposit for a portable smoke detector not to exceed the value of the smoke detector.