

Section ~~12A(p)~~ 12A(r)

Annotated Code of Maryland

(1997 Replacement Volume and 2000 Supplement)

*BY repealing and reenacting, with amendments,**Article - Real Property**Section 10-702(d)(2)**Annotated Code of Maryland**(1996 Replacement Volume and 2000 Supplement)*

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article 38A - Fires and Investigations

12A.

~~(p) A smoke detector required under this section shall be of a type that operates both by battery and on an alternating current (AC) primary source of electric power if:~~

~~(1) [the] THE smoke detector is installed in a new residential dwelling unit:~~

~~[(1)] (I) Containing alternating current (AC) electrical service;~~

~~[(2)] (II) Designed to be occupied by 1 or more families; and~~

~~[(3)] (III) For which a building permit is issued for new construction on or after July 1, 1990; OR~~

~~(2) THE SMOKE DETECTOR CURRENTLY OPERATES ON AN ALTERNATING CURRENT (AC) PRIMARY SOURCE OF ELECTRIC POWER AND IS LOCATED IN A RESIDENTIAL DWELLING UNIT.~~

~~(I) THAT IS SOLD OR RENTED; OR~~

~~(II) IN WHICH RENOVATIONS REQUIRING A BUILDING PERMIT OR ELECTRICAL PERMIT ARE PERFORMED.~~

~~(R) (4) EACH LEASE OR CONTRACT OF SALE FOR AN EXISTING SINGLE FAMILY HOME RESIDENTIAL DWELLING UNIT THAT CONTAINS ALTERNATING CURRENT (AC) ELECTRIC SERVICE SHALL CONTAIN A DISCLOSURE IN 10-POINT BOLD TYPE THAT STATES:~~

"THIS HOME RESIDENTIAL DWELLING UNIT CONTAINS ALTERNATING CURRENT (AC) ELECTRIC SERVICE. IN THE EVENT OF A POWER OUTAGE, AN ALTERNATING CURRENT (AC) POWERED SMOKE DETECTOR WILL NOT PROVIDE AN ALARM SUITABLE TO WARN THE OCCUPANT OF THE HOME. THEREFORE, THE OCCUPANT SHOULD OBTAIN A DUAL POWERED SMOKE DETECTOR OR A BATTERY POWERED SMOKE DETECTOR."