

1 H.675

2 Introduced by Representatives Klein of East Montpelier and McCormack of

3 Burlington

4 Referred to Committee on

5 Date:

6 Subject: Commerce and trade; residential rental agreements; landlord

7 immunity; disconnection of smoke or carbon monoxide detector by

8 tenant

9 Statement of purpose of bill as introduced: This bill proposes to provide a

10 landlord with immunity from civil and criminal liability when a tenant

11 disconnects a smoke or carbon monoxide detector.

12 An act relating to providing a landlord with immunity when a tenant
13 disconnects a smoke or carbon monoxide detector

14 It is hereby enacted by the General Assembly of the State of Vermont:

15 Sec. 1. 9 V.S.A. § 4469b is added to read:

16 § 4469b. IMMUNITY; DISCONNECTION OF SMOKE OR CARBON

17 MONOXIDE DETECTOR BY TENANT

18 (a)(1) If a tenant disconnects a smoke or carbon monoxide detector in a

19 premises, the landlord shall be immune from civil or criminal liability for any

1 damages or injuries suffered by the tenant as a result of a fire in the premises
2 that occurs after the detector is disconnected.

3 (2) This subsection shall not apply if the damages or injuries were
4 sustained as a result of recklessness, gross negligence, or intentional
5 misconduct by the landlord.

6 (b) As used in this section:

7 (1) "Carbon monoxide detector" shall have the same meaning as in
8 subdivision 2881(3) of this title.

9 (2) "Smoke detector" shall have the same meaning as in subdivision
10 2881(2) of this title.

11 Sec. 2. EFFECTIVE DATE

12 This act shall take effect on passage.