

**First Regular Session  
Sixty-seventh General Assembly  
STATE OF COLORADO**

**REENGROSSED**

*This Version Includes All Amendments  
Adopted in the House of Introduction*

LLS NO. 09-0500.01 Esther van Mourik

**HOUSE BILL 09-1091**

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**HOUSE SPONSORSHIP**

**Soper and Court**, McGihon, Merrifield, Todd

**SENATE SPONSORSHIP**

**Romer**, Schwartz

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**House Committees**

Business Affairs and Labor

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**A BILL FOR AN ACT**

101 **CONCERNING A REQUIREMENT THAT CARBON MONOXIDE ALARMS BE**  
102 **INSTALLED IN RESIDENTIAL PROPERTIES.**

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**Bill Summary**

*(Note: This summary applies to this bill as introduced and does not necessarily reflect any amendments that may be subsequently adopted.)*

Requires any existing single-family dwelling or dwelling unit of an existing multi-family dwelling offered for sale or transfer on or after July 1, 2009, that has a fuel-burning heater or appliance, a fireplace, or an attached garage to have an operational carbon monoxide alarm installed within a specified distance of each room lawfully used for sleeping purposes.

Requires any single-family dwelling or dwelling unit of a

Shading denotes HOUSE amendment. Double underlining denotes SENATE amendment.

*Capital letters indicate new material to be added to existing statute.*

*Dashes through the words indicate deletions from existing statute.*

HOUSE  
3rd Reading Unamended  
February 3, 2009

HOUSE  
Amended 2nd Reading  
February 2, 2009

multi-family dwelling for which a building permit is issued for new construction on or after July 1, 2009, that has a fuel-burning heater or appliance, a fireplace, or an attached garage to have an operational carbon monoxide alarm installed within a specified distance of each room lawfully used for sleeping purposes.

Sets forth the maintenance and installation requirements for carbon monoxide alarms in single-family dwellings and dwelling units in multi-family dwellings that are used for rental purposes.

Specifies that nothing in the act shall be construed to limit a municipality, city, home rule city, city and county, county, or other local governmental entity from adopting or enforcing more stringent requirements for the installation and maintenance of carbon monoxide alarms.

Establishes that any person who installs a carbon monoxide alarm according to the manufacturer's published instructions shall have no liability to any person with respect to the operation, maintenance, or effectiveness of the carbon monoxide alarm.

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*Be it enacted by the General Assembly of the State of Colorado:*

**SECTION 1. Short title.** This act shall be known and may be cited as the "Lofgren Family Carbon Monoxide Safety Act".

**SECTION 2.** Title 38, Colorado Revised Statutes, is amended BY THE ADDITION OF A NEW ARTICLE to read:

**ARTICLE 45**

**Safety of Real Property**

**38-45-101. Definitions.** AS USED IN THIS ARTICLE, UNLESS THE CONTEXT OTHERWISE REQUIRES:

(1) "CARBON MONOXIDE ALARM" MEANS A DEVICE THAT DETECTS CARBON MONOXIDE AND THAT:

(a) PRODUCES A DISTINCT, AUDIBLE ALARM;

(b) IS LISTED BY A NATIONALLY RECOGNIZED, INDEPENDENT PRODUCT-SAFETY TESTING AND CERTIFICATION LABORATORY TO CONFORM TO THE [REDACTED] STANDARDS FOR CARBON MONOXIDE ALARMS ISSUED BY SUCH LABORATORY OR ANY SUCCESSOR STANDARDS;

1 (c) IS BATTERY POWERED, PLUGS INTO A DWELLING'S ELECTRICAL  
2 OUTLET AND HAS A BATTERY BACKUP, IS WIRED INTO A DWELLING'S  
3 ELECTRICAL SYSTEM AND HAS A BATTERY BACK-UP, OR IS CONNECTED TO  
4 AN ELECTRICAL SYSTEM VIA AN ELECTRICAL PANEL; AND

5 (d) MAY BE COMBINED WITH A SMOKE DETECTING DEVICE IF THE  
6 COMBINED DEVICE COMPLIES WITH APPLICABLE LAW REGARDING BOTH  
7 SMOKE DETECTING DEVICES AND CARBON MONOXIDE ALARMS AND THAT  
8 THE COMBINED UNIT PRODUCES AN ALARM, OR AN ALARM AND VOICE  
9 SIGNAL, IN A MANNER THAT CLEARLY DIFFERENTIATES BETWEEN THE TWO  
10 HAZARDS.

11 (2) "DWELLING UNIT" MEANS A SINGLE UNIT PROVIDING COMPLETE  
12 INDEPENDENT LIVING FACILITIES FOR ONE OR MORE PERSONS, INCLUDING  
13 PERMANENT PROVISIONS FOR LIVING, SLEEPING, EATING, COOKING, AND  
14 SANITATION.

15 (3) "FUEL" MEANS COAL, KEROSENE, OIL, FUEL GASES, OR OTHER  
16 PETROLEUM PRODUCTS OR HYDROCARBON PRODUCTS SUCH AS WOOD THAT  
17 EMIT CARBON MONOXIDE AS A BY-PRODUCT OF COMBUSTION.

18 (4) "INSTALLED" MEANS THAT A CARBON MONOXIDE ALARM IS  
19 INSTALLED IN A DWELLING UNIT IN ONE OF THE FOLLOWING WAYS:

20 (a) WIRED DIRECTLY INTO THE DWELLING'S ELECTRICAL SYSTEM;

21 (b) DIRECTLY PLUGGED INTO AN ELECTRICAL OUTLET WITHOUT A  
22 SWITCH OTHER THAN A CIRCUIT BREAKER; OR

23 (c) IF THE ALARM IS BATTERY-POWERED, ATTACHED TO THE WALL  
24 OR CEILING OF THE DWELLING UNIT IN ACCORDANCE WITH THE NATIONAL  
25 FIRE PROTECTION ASSOCIATION'S STANDARD 720, OR ANY SUCCESSOR  
26 STANDARD, FOR THE OPERATION AND INSTALLATION OF CARBON  
27 MONOXIDE DETECTION AND WARNING EQUIPMENT IN DWELLING UNITS.

1 (5) "MULTI-FAMILY DWELLING" MEANS ANY IMPROVED REAL  
2 PROPERTY USED OR INTENDED TO BE USED AS A RESIDENCE AND THAT  
3 CONTAINS MORE THAN ONE DWELLING UNIT. MULTI-FAMILY DWELLING  
4 INCLUDES A CONDOMINIUM OR COOPERATIVE.

5 (6) "OPERATIONAL" MEANS WORKING AND IN SERVICE IN  
6 ACCORDANCE WITH MANUFACTURER INSTRUCTIONS.

7 (7) "SINGLE-FAMILY DWELLING" MEANS ANY IMPROVED REAL  
8 PROPERTY USED OR INTENDED TO BE USED AS A RESIDENCE AND THAT  
9 CONTAINS ONE DWELLING UNIT.

10 **38-45-102. Carbon monoxide alarms in single-family dwellings**

11 **- rules.** (1) (a) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, THE  
12 SELLER OF EACH EXISTING SINGLE-FAMILY DWELLING OFFERED FOR SALE  
13 OR TRANSFER ON OR AFTER JULY 1, 2009, THAT HAS A FUEL-FIRED HEATER  
14 OR APPLIANCE, A FIREPLACE, OR AN ATTACHED GARAGE SHALL ASSURE  
15 THAT AN OPERATIONAL CARBON MONOXIDE ALARM IS INSTALLED WITHIN  
16 TEN FEET OF THE ENTRANCE TO EACH ROOM LAWFULLY USED FOR  
17 SLEEPING PURPOSES OR IN A LOCATION AS SPECIFIED IN ANY BUILDING  
18 CODE ADOPTED BY THE STATE OR ANY LOCAL GOVERNMENT ENTITY.

19 (b) BY JULY 1, 2009, THE REAL ESTATE COMMISSION CREATED IN  
20 SECTION 12-61-105, C.R.S., SHALL BY RULE REQUIRE EACH LISTING  
21 CONTRACT FOR RESIDENTIAL REAL PROPERTY THAT IS SUBJECT TO THE  
22 COMMISSION'S JURISDICTION PURSUANT TO ARTICLE 61 OF TITLE 12,  
23 C.R.S., TO DISCLOSE THE REQUIREMENTS SPECIFIED IN PARAGRAPH (a) OF  
24 THIS SUBSECTION (1).

25 (2) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, EVERY  
26 SINGLE-FAMILY DWELLING THAT INCLUDES EITHER FUEL-FIRED  
27 APPLIANCES OR AN ATTACHED GARAGE WHERE, ON OR AFTER JULY 1,

1 2009, INTERIOR ALTERATIONS, REPAIRS, FUEL-FIRED APPLIANCE  
2 REPLACEMENTS, OR ADDITIONS, ANY OF WHICH REQUIRE A BUILDING  
3 PERMIT, OCCURS OR WHERE ONE OR MORE ROOMS LAWFULLY USED FOR  
4 SLEEPING PURPOSES ARE ADDED SHALL HAVE AN OPERATIONAL CARBON  
5 MONOXIDE ALARM INSTALLED WITHIN TEN FEET OF THE ENTRANCE TO  
6 EACH ROOM LAWFULLY USED FOR SLEEPING PURPOSES OR IN A LOCATION  
7 AS SPECIFIED IN ANY BUILDING CODE ADOPTED BY THE STATE OR ANY  
8 LOCAL GOVERNMENT ENTITY.

9 (3) NO PERSON SHALL REMOVE BATTERIES FROM, OR IN ANY WAY  
10 RENDER INOPERABLE, A CARBON MONOXIDE ALARM, EXCEPT AS PART OF  
11 A PROCESS TO INSPECT, MAINTAIN, REPAIR, OR REPLACE THE ALARM OR  
12 REPLACE THE BATTERIES IN THE ALARM.

13 **38-45-103. Carbon monoxide alarms in multi-family dwellings**  
14 **- rules.** (1) (a) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, THE  
15 SELLER OF EVERY DWELLING UNIT OF AN EXISTING MULTI-FAMILY  
16 DWELLING OFFERED FOR SALE OR TRANSFER ON OR AFTER JULY 1, 2009,  
17 THAT HAS A FUEL-FIRED HEATER OR APPLIANCE, A FIREPLACE, OR AN  
18 ATTACHED GARAGE SHALL ASSURE THAT AN OPERATIONAL CARBON  
19 MONOXIDE ALARM IS INSTALLED WITHIN TEN FEET OF THE ENTRANCE TO  
20 EACH ROOM LAWFULLY USED FOR SLEEPING PURPOSES OR IN A LOCATION  
21 AS SPECIFIED IN ANY BUILDING CODE ADOPTED BY THE STATE OR ANY  
22 LOCAL GOVERNMENT ENTITY.

23 (b) BY JULY 1, 2009, THE REAL ESTATE COMMISSION CREATED IN  
24 SECTION 12-61-105, C.R.S., SHALL BY RULE REQUIRE EACH LISTING  
25 CONTRACT FOR RESIDENTIAL REAL PROPERTY THAT IS SUBJECT TO THE  
26 COMMISSION'S JURISDICTION PURSUANT TO ARTICLE 61 OF TITLE 12,  
27 C.R.S., TO DISCLOSE THE REQUIREMENTS SPECIFIED IN PARAGRAPH (a) OF

1 THIS SUBSECTION (1).

2 (2) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, EVERY  
3 DWELLING UNIT OF A MULTI-FAMILY DWELLING THAT INCLUDES  
4 FUEL-FIRED APPLIANCES OR AN ATTACHED GARAGE WHERE , ON OR AFTER  
5 JULY 1, 2009, INTERIOR ALTERATIONS, REPAIRS, FUEL-FIRED APPLIANCE  
6 REPLACEMENTS, OR ADDITIONS, ANY OF WHICH REQUIRE A BUILDING  
7 PERMIT, OCCURS OR WHERE ONE OR MORE ROOMS LAWFULLY USED FOR  
8 SLEEPING PURPOSES ARE ADDED SHALL HAVE AN OPERATIONAL CARBON  
9 MONOXIDE ALARM INSTALLED WITHIN TEN FEET OF THE ENTRANCE TO  
10 EACH ROOM LAWFULLY USED FOR SLEEPING PURPOSES OR IN A LOCATION  
11 AS SPECIFIED IN ANY BUILDING CODE ADOPTED BY THE STATE OR ANY  
12 LOCAL GOVERNMENT ENTITY.

13 (3) NO PERSON SHALL REMOVE BATTERIES FROM, OR IN ANY WAY  
14 RENDER INOPERABLE, A CARBON MONOXIDE ALARM, EXCEPT AS PART OF  
15 A PROCESS TO INSPECT, MAINTAIN, REPAIR, OR REPLACE THE ALARM OR  
16 REPLACE THE BATTERIES IN THE ALARM.

17 **38-45-104. Carbon monoxide alarms in rental properties.**

18 (1) EXCEPT AS PROVIDED IN SUBSECTION (5) OF THIS SECTION, ANY  
19 SINGLE-FAMILY DWELLING OR DWELLING UNIT IN A MULTI-FAMILY  
20 DWELLING USED FOR RENTAL PURPOSES AND THAT INCLUDES FUEL-FIRED  
21 APPLIANCES OR AN ATTACHED GARAGE WHERE, ON OR AFTER JULY 1,  
22 2009, INTERIOR ALTERATIONS, REPAIRS, FUEL-FIRED APPLIANCE  
23 REPLACEMENTS, OR ADDITIONS, ANY OF WHICH REQUIRES A BUILDING  
24 PERMIT, OCCURS OR WHERE ONE OR MORE ROOMS LAWFULLY USED FOR  
25 SLEEPING PURPOSES ARE ADDED SHALL BE SUBJECT TO THE REQUIREMENTS  
26 SPECIFIED IN SECTIONS 38-45-102 AND 38-45-103.

27 (2) EXCEPT AS PROVIDED IN SUBSECTION (5) OF THIS SECTION,

1 EACH EXISTING SINGLE-FAMILY DWELLING OR EXISTING DWELLING UNIT IN  
2 A MULTI-FAMILY DWELLING THAT IS USED FOR RENTAL PURPOSES THAT  
3 HAS A CHANGE IN TENANT OCCUPANCY ON OR AFTER JULY 1, 2009, SHALL  
4 BE SUBJECT TO THE REQUIREMENTS SPECIFIED IN SECTIONS 38-45-102 AND  
5 38-45-103.

6 (3) (a) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, THE  
7 OWNER OF ANY RENTAL PROPERTY SPECIFIED IN SUBSECTIONS (1) AND (2)  
8 OF THIS SECTION SHALL:

9 (I) PRIOR TO THE COMMENCEMENT OF A NEW TENANT OCCUPANCY,  
10 REPLACE ANY CARBON MONOXIDE ALARM THAT WAS STOLEN, REMOVED,  
11 FOUND MISSING, OR FOUND NOT OPERATIONAL AFTER THE PREVIOUS  
12 OCCUPANCY;

13 (II) ENSURE THAT ANY BATTERIES NECESSARY TO MAKE THE  
14 CARBON MONOXIDE ALARM OPERATIONAL ARE PROVIDED TO THE TENANT  
15 AT THE TIME THE TENANT TAKES RESIDENCE IN THE DWELLING UNIT;

16 (III) REPLACE ANY CARBON MONOXIDE ALARM IF NOTIFIED BY A  
17 TENANT AS SPECIFIED IN PARAGRAPH (c) OF SUBSECTION (4) OF THIS  
18 SECTION THAT ANY CARBON MONOXIDE ALARM WAS STOLEN, REMOVED,  
19 FOUND MISSING, OR FOUND NOT OPERATIONAL DURING THE TENANT'S  
20 OCCUPANCY; AND

21 (IV) FIX ANY DEFICIENCY IN A CARBON MONOXIDE ALARM IF  
22 NOTIFIED BY A TENANT AS SPECIFIED IN PARAGRAPH (d) OF SUBSECTION (4)  
23 OF THIS SECTION.

24 (b) EXCEPT AS PROVIDED IN PARAGRAPH (a) OF THIS SUBSECTION  
25 (3), THE OWNER OF A SINGLE-FAMILY DWELLING OR DWELLING UNIT IN A  
26 MULTI-FAMILY DWELLING THAT IS USED FOR RENTAL PURPOSES IS NOT  
27 RESPONSIBLE FOR THE MAINTENANCE, REPAIR, OR REPLACEMENT OF A

1 CARBON MONOXIDE ALARM OR THE CARE AND REPLACEMENT OF  
2 BATTERIES FOR SUCH AN ALARM.

3 (4) NOTWITHSTANDING ANY OTHER PROVISION OF LAW, THE  
4 TENANT OF ANY RENTAL PROPERTY SPECIFIED IN SUBSECTIONS (1) AND (2)  
5 OF THIS SECTION SHALL:

6 (a) KEEP, TEST, AND MAINTAIN ALL CARBON MONOXIDE ALARMS  
7 IN GOOD REPAIR;

8 (b) NOTIFY, IN WRITING, THE OWNER OF THE SINGLE-FAMILY  
9 DWELLING OR DWELLING UNIT OF A MULTI-FAMILY DWELLING, OR THE  
10 OWNER'S AUTHORIZED AGENT, IF THE BATTERIES OF ANY CARBON  
11 MONOXIDE ALARM NEED TO BE REPLACED;

12 (c) NOTIFY, IN WRITING, THE OWNER OF THE SINGLE-FAMILY  
13 DWELLING OR DWELLING UNIT OF A MULTI-FAMILY DWELLING, OR THE  
14 OWNER'S AUTHORIZED AGENT, IF ANY CARBON MONOXIDE ALARM IS  
15 STOLEN, REMOVED, FOUND MISSING, OR FOUND NOT OPERATIONAL DURING  
16 THE TENANT'S OCCUPANCY OF THE SINGLE-FAMILY DWELLING OR  
17 DWELLING UNIT IN THE MULTI-FAMILY DWELLING; AND

18 (d) NOTIFY, IN WRITING, THE OWNER OF THE SINGLE-FAMILY  
19 DWELLING OR DWELLING UNIT OF A MULTI-FAMILY DWELLING, OR THE  
20 OWNER'S AUTHORIZED AGENT, OF ANY DEFICIENCY IN ANY CARBON  
21 MONOXIDE ALARM THAT THE TENANT CANNOT CORRECT.

22 (5) NOTWITHSTANDING THE REQUIREMENTS OF SECTION 38-45-103  
23 (1) AND (2), SO LONG AS THERE IS A CENTRALIZED ALARM SYSTEM OR  
24 OTHER MECHANISM FOR A RESPONSIBLE PERSON TO HEAR THE ALARM AT  
25 ALL TIMES IN A MULTI-FAMILY DWELLING USED FOR RENTAL PURPOSES,  
26 SUCH MULTI-FAMILY DWELLING MAY HAVE AN OPERATIONAL CARBON  
27 MONOXIDE ALARM INSTALLED WITHIN TWENTY-FIVE FEET OF ANY



1 FUEL-FIRED HEATER OR APPLIANCE, FIREPLACE, OR GARAGE OR IN A  
2 LOCATION AS SPECIFIED IN ANY BUILDING CODE ADOPTED BY THE STATE  
3 OR ANY LOCAL GOVERNMENT ENTITY.

4 (6) NO PERSON SHALL REMOVE BATTERIES FROM, OR IN ANY WAY  
5 RENDER INOPERABLE, A CARBON MONOXIDE ALARM, EXCEPT AS PART OF  
6 A PROCESS TO INSPECT, MAINTAIN, REPAIR, OR REPLACE THE ALARM OR  
7 REPLACE THE BATTERIES IN THE ALARM.

8 **38-45-105. Municipal or county ordinances regarding carbon**  
9 **monoxide alarms.** NOTHING IN THIS ARTICLE SHALL BE CONSTRUED TO  
10 LIMIT A MUNICIPALITY, CITY, HOME RULE CITY, CITY AND COUNTY,  
11 COUNTY, OR OTHER LOCAL GOVERNMENTAL ENTITY FROM ADOPTING OR  
12 ENFORCING ANY REQUIREMENTS FOR THE INSTALLATION AND  
13 MAINTENANCE OF CARBON MONOXIDE ALARMS THAT ARE MORE  
14 STRINGENT THAN THE REQUIREMENTS SET FORTH IN THIS ARTICLE.

15 **38-45-106. Limitation of liability.** (1) NO PERSON SHALL HAVE  
16 A CLAIM FOR RELIEF AGAINST A PROPERTY OWNER, AN AUTHORIZED AGENT  
17 OF A PROPERTY OWNER, A PERSON IN POSSESSION OF REAL PROPERTY, OR  
18 AN INSTALLER FOR ANY DAMAGES RESULTING FROM THE OPERATION,  
19 MAINTENANCE, OR EFFECTIVENESS OF A CARBON MONOXIDE ALARM IF THE  
20 PROPERTY OWNER, AUTHORIZED AGENT, PERSON IN POSSESSION OF REAL  
21 PROPERTY, OR INSTALLER INSTALLS A CARBON MONOXIDE ALARM IN  
22 ACCORDANCE WITH THE MANUFACTURER'S PUBLISHED INSTRUCTIONS AND  
23 THE PROVISIONS OF THIS ARTICLE.

24 (2) A PURCHASER SHALL HAVE NO CLAIM FOR RELIEF AGAINST ANY  
25 PERSON LICENSED PURSUANT TO ARTICLE 61 OF TITLE 12, C.R.S., FOR ANY  
26 DAMAGES RESULTING FROM THE OPERATION, MAINTENANCE, OR  
27 EFFECTIVENESS OF A CARBON MONOXIDE ALARM IF SUCH LICENSED

1 PERSON COMPLIES WITH RULES PROMULGATED PURSUANT TO SECTIONS  
2 38-45-102 (1) (b) AND 38-45-103 (1) (b). NOTHING IN THIS SUBSECTION  
3 (2) SHALL AFFECT ANY REMEDY THAT A PURCHASER MAY OTHERWISE  
4 HAVE AGAINST A SELLER.

5 **SECTION 3. Safety clause.** The general assembly hereby finds,  
6 determines, and declares that this act is necessary for the immediate  
7 preservation of the public peace, health, and safety.