

**SENATE . . . . . No. 990**

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**The Commonwealth of Massachusetts**

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**In the Year Two Thousand Nine**  
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An Act relative to the installation of approved smoke detectors in certain residential buildings or structures..

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1           SECTION 1. Chapter 148 of the General Laws, as appearing in the 2006 Official  
2 Edition, is hereby amended by striking section 26D in its entirety and inserting in place thereof  
3 the following new section:-

4           Section 26D. (a) Notwithstanding any other general or special law to the contrary and  
5 without regard to the date of construction, every one or two family building or structure and  
6 every building or structure containing more than one, but less than six dwelling units, occupied  
7 in whole or in part for residential purposes shall, upon sale or transfer of such building or  
8 structure, be equipped by the seller with approved smoke detectors in accordance with the rules  
9 and regulations of the Board of Fire Prevention Regulations. The head of the fire department  
10 shall inspect such building or structure at the time of sale or transfer for compliance with this  
11 section.

12           (b) For purposes of this section, the Board of Fire Prevention Regulations shall  
13 promulgate all necessary rules and regulations regarding approved smoke detectors, including,

14 but not limited to: the type, use, location, duration, power supply, monitoring, notification,  
15 method and manner of installation and all definitions related thereto, as it shall deem necessary  
16 for the protection of life and property.

17 (c) The head of the fire department shall enforce the provisions of this section.

18 SECTION 2. Chapter 148 of the General Laws, as so appearing is hereby further  
19 amended by striking section 26E in its entirety.

20 SECTION 3. Chapter 148 of the General Laws, as so appearing, is hereby further  
21 amended by striking out section 26F in its entirety.