

IMPORTANT INFORMATION REGARDING SMOKE ALARMS AND SMOKE DETECTORS

Please read and acknowledge receipt of this information

Under Oregon law, no person may convey fee title to any real property that includes a dwelling unit, or transfer possession of any dwelling unit pursuant to a land sale contract, unless there is installed in the dwelling unit an approved smoke detector or smoke alarm installed in accordance with the rules of the State Fire Marshall. Because of this state law requirement, the residential real estate sales form used by this company contains a representation by the seller that, at the earlier of possession or closing date, the dwelling will have an operating smoke detector as required by law.

After January 1, 2002, battery operated ionization smoke alarms (the most common type) must have 10-year batteries and a “hush” mechanism that allows a person to temporarily disengage the alarm. All dwellings must have the proper type, number and placement of alarms as required by the building codes at the time the dwelling was constructed but not less than one alarm adjacent to each sleeping area and at least one alarm on each level of the dwelling. (Additional rules apply to rented property.)

It is important that the smoke alarms or detectors presently installed in dwellings operate properly and meet the above requirements. You should visit the State Fire Marshall’s web site at www.sfm.state.or.us/Comm_Ed/FireSafety/smokealarmqa.htm for information about smoke alarm and detector requirements in Oregon. If you cannot access the web site, please ask your agent for a copy of the Fire Marshall’s information.

The Fire Marshall recommends you contact your local fire department or the State Fire Marshall’s office if you have any questions regarding smoke alarm requirements. The Fire Marshall’s number is 503-378-3473. The local fire department can be reached at

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If you cannot determine whether your smoke alarm or detector system complies with building and fire code requirements, a licensed home inspector, or the home alarm or detector company that installed the system, should be able assist you. Inspection of smoke alarms or detectors is beyond the expertise of a real estate licensee.

Client’s acknowledgment:

_____ Date _____

_____ Date _____

Presenting Agent _____