

2022 Regular Session

ACT No. 458

HOUSE BILL NO. 293

BY REPRESENTATIVES HILFERTY, COX, DAVIS, DUPLESSIS, FISHER,
FONTENOT, GOUDEAU, JORDAN, MCKNIGHT, NEWELL, PRESSLY, ST.
BLANC, AND THOMAS

1 AN ACT

2 To amend and reenact R.S. 40:1581, relative to carbon monoxide detectors in one- or two-
3 family dwellings; to provide for a long-life, sealed battery carbon monoxide detector
4 in certain dwellings; to provide for applicability; and to provide for related matters.

5 Be it enacted by the Legislature of Louisiana:

6 Section 1. R.S. 40:1581 is hereby amended and reenacted to read as follows:

7 §1581. Smoke detectors; carbon monoxide detectors; one- or two-family dwellings

8 A. ~~Effective January 1, 2011, all~~ All existing one- or two-family dwellings
9 at the time of sale or lease, shall contain, at a minimum, an operable ten-year, sealed
10 lithium battery smoke detector.

11 B. All existing one- or two-family dwellings at the time of sale or lease, shall
12 contain, at a minimum, an operable carbon monoxide detector with a long-life,
13 sealed battery. The carbon monoxide detector may be combined with smoke
14 detection.

15 C. Professional installers who install generators in one- or two-family
16 dwellings shall include with installation of a home generator, at minimum, an
17 operable carbon monoxide detector with a long-life, sealed battery. The carbon
18 monoxide detector may be combined with smoke detection.

19 ~~B. D.~~ Failure to comply with the provisions of this Section shall not be a
20 reason for nonpayment of any insurance claims.

1 ~~€~~ E. Failure to comply with the provisions of this Section shall not cause
2 a delay or a stoppage in the transfer of the property.

3 ~~Đ~~ F. The real estate agent shall not be liable for the seller's failure to comply
4 with the provisions of this Section.

5 Section 2. The provisions of Subsections B and C of R.S. 40:1581 as amended by
6 Section 1 of this Act shall not supersede or prevent the Louisiana State Uniform
7 Construction Code Council from performing its duties as per R.S. 40:1730.22(C) and apply
8 only to one- or two-family dwellings sold, leased, or which have home generators installed
9 on or after January 1, 2023.

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____