For use in certain Connecticut Real Estate Transactions
AFFIDAVIT CONCERNING SMOKE AND CARBON MONOXIDE DETECTORS
Pursuant to Connecticut Public Act 13-272, Effective January 1, 2014
(Prior to transferring title to real property containing a residential building designed to be occupied by one or two families)*

State of)
) ss:
County of)

I/we, _____ being the owner(s) of premises situated in _____, Connecticut, known as _____, swear that they have no reason to believe the following statements are untrue:

(A) EXEMPTION FOR NEWER HOMES: ☐ a building permit for new occupancy of the premises named above was issued on or after October 1, 2005. *(If checked, skip rest of form and sign below before a notary or commissioner of the superior court)*

(B) PARTIAL EXEMPTION FOR CERTAIN HOMES: ☐ a building permit for new occupancy of the premises named above was issued on or after October 1, 1985. *(If checked, skip to Section D below)*

(C) SMOKE DETECTORS: The premises named above is equipped with smoke detection equipment in working order that is capable of sensing visible or invisible smoke particles, is installed in accordance with the manufacturer's instructions and in the immediate vicinity of each bedroom, does not exceed the standards under which such equipment was tested and approved, and is capable of providing an alarm suitable to warn occupants when such equipment is activated. The smoke detector(s) are:

☐ Hard-wired
☐ Battery-operated or plug-in with battery backup

(D) NO COMBUSTION: ☐ the premises named above does not contain any fuel-burning appliance, fireplace or attached garage. *(If checked, skip Section E and sign below before a notary or commissioner of the superior court)*

(E) CARBON MONOXIDE DETECTORS: The premises named above is equipped with carbon monoxide detection equipment in working order that is capable of showing the amount of carbon monoxide present as a reading in parts per million, is installed in accordance with the manufacturer's instructions, does not exceed the standards under which such equipment was tested and approved, and is capable of providing an alarm suitable to warn occupants when such equipment is activated. The carbon monoxide detector(s) are:

☐ Hard-wired
☐ Battery-operated or plug-in with battery backup

By acceptance of this affidavit, Buyer(s) acknowledge that affiants possess no special technical knowledge regarding the inner workings of smoke and carbon monoxide detectors and that Buyer(s) have had an opportunity to perform a home inspection and have had the opportunity of assessing whether the installed detectors satisfy the requirements detailed above.

I/we understand that I/we will credit the Buyer(s) with the sum of $250 at closing for failing to provide this affidavit.

_____ _____
Owner Owner

Subscribed and sworn to, before me, this _____ day of _____.

_____
Notary Public/ Commissioner of the Superior Court
My Commission expires:

*** This affidavit is not required for (1) Any transfer from one or more co-owners solely to one or more of the other co-owners; (2) transfers made to the spouse, mother, father, brother, sister, child, grandparent or grandchild of the transferor where no consideration is paid; (3) transfers pursuant to an order of the court; (4) transfers by the federal government or any political subdivision thereof; (5) transfers by deed in lieu of foreclosure; (6) any transfer of title incident to the refinancing of an existing debt secured by a mortgage; (7) transfers by mortgage deed or other instrument to secure a debt where the transferor's title to the real property being transferred is subject to a preexisting debt secured by a mortgage; and (8) transfers made by executors, administrators, trustees or conservators.**

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