

SMOKE & CARBON MONOXIDE DETECTOR ADDENDUM Multi-Unit Properties

Tenant(s):

Address: Apt./Unit No.:

City: State: Zip:

1 This Addendum is incorporated into Tenant's Residential Rental Agreement. If there is any conflict between the terms and conditions of this Addendum and those contained in the Residential Rental Agreement, the terms and conditions of this Addendum shall be controlling.

4 Landlord has provided working Smoke Detectors on the premises as required by law. Tenant acknowledges that all smoke detectors on the Premises are fully operational. Smoke detectors shall be maintained as follows:

- (a) Landlord shall be responsible for maintaining and testing all smoke detectors in common areas as required by law;
(b) Tenant shall be responsible for maintaining and testing all smoke detectors within Tenant's unit as required by law;
(c) Tenant shall inform Landlord, in writing, of any smoke detector that is not working and Landlord shall have (5) days after receipt of written notice to repair or replace smoke detector;
(d) Tenant shall replace batteries in all smoke detectors inside Tenant's unit as necessary.

11 Wis. Stat. § 101.145

CARBON MONOXIDE DETECTOR STATUTES

12 State law requires that an owner of a residential property install a Carbon Monoxide Detector in all of the following locations no later than April 1, 2010:

- (1) in the basement of the building if the basement has a fuel-burning appliance,
(2) within 15 feet of each sleeping area of a unit that is immediately adjacent to a unit that has a fuel-burning appliance,
(3) in each room that has a fuel-burning appliance and that is not used as a sleeping area (the detector should be installed not more than 75 feet from the fuel-burning appliance),
(4) in each hallway leading from a unit that has a fuel-burning appliance, in a location that is within 75 feet from the unit, except that, if there is no electrical outlet within this distance, the owner shall place the carbon monoxide detector at the closest available electrical outlet in the hallway.

21 The owner has installed carbon monoxide detectors that bears an Underwriters Laboratories, Inc., listing mark or similar mark from an independent product safety certification organization and has installed the detectors according to the directions and specifications of the manufacturer.

24 State law also requires the owner to reasonably maintain every carbon monoxide detector in the residential property in the manner specified in the instructions for the detector.

26 A tenant must provide the owner with written notice if a detector is not functional or has been removed by a person other than the resident. The owner must repair or replace the detector within 5 days after receipt of written notice by the tenant.

29 An owner of a residential building is not liable for damages resulting from any of the following:

- (1) a false alarm from a detector that was reasonably maintained,
(2) the failure of a detector to operate properly if that failure was the result of tampering, removal or destruction of the detector by a person other than the owner or
(3) the result of a faulty detector that was reasonably maintained by the owner.

34 When To Use: An owner of a multi-unit residential building (which includes a tourist rooming house, a bed and breakfast establishment, or any public building that is used for sleeping or lodging purposes but excludes hospitals or nursing homes) should provide this form to each tenant and obtain tenants' signatures, if the residential building contains a fuel-burning appliance.

37 Wis. Stat. § 101.149

38 Tenant acknowledges that all Smoke and Carbon Monoxide Detectors in the unit are working properly.

Signatures and dates for Tenant, Owner/Agent of Owner