

BALTO CO
RENTALS!



KEVIN KAMENETZ
County Executive

ARNOLD JABLON, Director
Department of Permits,
Approval and Inspections

IMPORTANT NOTICE

Dear Property Owner:

On March 8, 2016 House of Delegates, State of Maryland, adopted House Bill 849, requiring all rental dwelling units, on or after April 1, 2018, must have a carbon monoxide alarm installed within the dwelling on every level of the unit, including the basement.

The Carbon Monoxide Alarms must be installed in *ONE* of the following manners in order to satisfy the law:

- hardwired into an alternating current (AC) powerline with secondary battery backup;
- is battery-powered, sealed, tamper resistant, and using a long-life battery that has a life of not less than 10 years;
- is connected to an on-site control unit that monitors the carbon monoxide alarm remotely so that a responsible party is alerted when the device activates the alarm signal and receives its primary power from a battery or the control unit. (Security System)
- carbon monoxide alarm may be combined with a hard wired smoke alarm if the combined device complies with American National Standards Institute (ANSI)/Underwriters Laboratories (UL) standards 217 and 2034 or ANSI/UL 268 and 2075.

Alarms must be installed in accordance with the manufacturers' specifications for dwellings that contain one or more of the following:

- fuel burning equipment
- attached garage
- wood burning fireplace/pellet stove

The owner must provide written information on alarm testing and maintenance to at least one adult occupant of the housing unit:

- provide written information on alarm testing and maintenance to at least one adult occupant of the unit
- maintain a copy of the Carbon Monoxide Alarm form indicating that this information was received
- install alarms designed to alert hearing-impaired residents if a hearing impaired individual occupies the housing unit

If you currently have a valid rental license that is good for three years the new law will take affect at the time of your next renewal. It is strongly recommended that if your renewal occurs prior to April 1, 2018, you comply with the new regulations when reregistering. You must, however, comply with the law for any registration that takes place after April 1, 2018.

Owners must comply with the legislation and are required to notify the Director of Permits, Approvals and Inspections that the units are in compliance. Failure to comply could result in a potential fine of \$1000 (Article 35, Title 6 of the Baltimore County Code, 2003). Carbon Monoxide Verification forms must be completed with every change of tenant.

Sincerely,

Mike Mohler, Chief Administrator
Baltimore County Rental Housing Program/PAI

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