

New Carbon Monoxide Legislation – HB-1091

A good new law regarding the protection against harmful Carbon Monoxide has recently been enacted by our State of Colorado legislature. This law, House Bill 1091 (Lofgren and Johnson Families Carbon Monoxide Safety Act) was effective upon Governor Bill Ritter's signature in March. HB-1091 covers all existing single-family and multi-family housing units offered for sale, transfer or rent. In addition, all new residential construction is required to comply.

As of July 1, 2009 Colorado Sellers will now have to disclose (if the law applies) the status of Carbon Monoxide Detectors for all listed and/or under contract residential and condominium properties within fifteen feet of each bedroom. In addition, this new law also dictates that rental housing provide well-functioning carbon monoxide alarms near all bedrooms, as well, if the home has the following: a fuel-burning heater or appliance; fireplace; and/or attached garage. If you currently own rental property in and around Telluride, this regulation could affect you and may need to be provided. Contact your legal counsel if you need any clarification with this new act of law as REALTORS® are not allowed to help their clients decipher the law in any way.

We have provided the ACT itself as well as more general information and how to comply on the homepage of our Telluride Association of REALTORS® website. www.telluriderealtors.net All units must have battery backup, can plug into an electrical outlet, be hard wired, or connected to an electrical system. Please see more detailed information on our website on these detector requirements.

Recent deaths last fall in Aspen and Denver helped fuel the debate and get this legislation passed. The average cost per alarm is \$40 and well worth the effort to protect your family and your Telluride Regional Real Estate Investment. The Telluride Fire Department encourages all home owners in the San Miguel County area regardless to install up to code Carbon Monoxide Detectors in their homes.

Teddy Errico, President-Elect for the Telluride Association of REALTORS®