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SSRGA advises co-op/condo boards on smoke detector NY compliance

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New York, NY As of April 1st, all smoke detecting alarm devices that are solely operated by battery power shall employ a non-removable, non-replaceable battery that powers the device for a minimum of 10 years pursuant to New York General Business Law Section 399 –ccc. This means that non-compliant devices must be upgraded prior to any sale or lease of real estate in the State of New York from and after April 1st.

“Changing the battery of a smoke detector is often tedious and overlooked,” said Jeffrey Reich, partner at Schwartz Sladkus Reich Greenberg Atlas. “With this new law, owners, landlords and building operators can rest assured that their smoke alarms will work for the next 10-plus years, keeping everyone safe.”

To ensure compliance with the terms of GBL Sec. 399-ccc. SSRGA encourages cooperative and condo board clients to require any owner seeking to sell or rent his or her apartment to complete an acknowledgment of compliance with these new requirements.

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