

# SMOKE ALARM LAWS

## 2018

Maryland  
**REALTORS®**



### TYPE OF ALARM(S) *The type of smoke alarm required in a dwelling depends upon the age of the property.*



OR



Built before  
7/1/75  
Alarm may be  
battery operated  
or AC.



Built between  
7/1/75 - 1/1/89  
AC alarm is required.



Built between  
1/1/89 - 7/1/90:  
Alarms must be AC and  
interconnected to alarm  
simultaneously.



Built between  
7/1/90 and 7/1/13



Built or renovated after  
7/1/13: Alarms must be AC  
with a battery backup<sup>[1]</sup>  
AND configured to sound  
simultaneously.

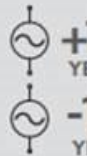
### JANUARY 1, 2018 AND BEYOND *In many ways, the law is simpler now. As of January 1, 2018, Maryland law is as follows:*

NO ALARM (battery powered or hard-wired) may be older than 10 years from the date of manufacture.



9-VOLT BATTERY ALARMS ARE  
NO LONGER PERMITTED

Battery-only smoke alarms:  
• Powered with a sealed, long-life battery  
• Silence/hush button feature



AC powered alarms less than  
10 years old are still acceptable.



Additional alarms required as of  
January 1, 2018 (such as in a basement)  
may be battery-operated if they are  
sealed, long-life battery smoke alarms  
with a silence/hush button feature.



One alarm must be  
located on each level of  
the dwelling, including  
the basement.



One alarm must be  
located outside each  
"sleeping area."



For homes built or renovated  
after January 1, 2013, one  
alarm must be placed in each  
"sleeping room."



Hard-wired, AC devices  
must be replaced with  
hard-wired devices.

### CONSIDERATIONS

There are some practical considerations for you and your clients. A seller who fails to comply with the law is subject to a fine, imprisonment, or both. A listing agent representing a seller who is in violation of the law must disclose to prospective buyers that the seller is not in compliance. If a buyer's agent is aware that the seller is not in compliance with the law, the buyer's agent must disclose this fact to his or her buyer client.

<sup>[1]</sup> Maryland Code, Public Safety Article, Section 9-103(d). This Code section specifies that a smoke detector installed "as part of an approved household fire alarm system" is an acceptable alternative, provided the alarms are installed in the required locations.

Seller(s) hereby acknowledge receipt of the Maryland Smoke Alarm Laws effective January 1, 2018 and certify as follows:

Year Built: \_\_\_\_\_ Smoke Alarm Compliant:  Yes  No

Seller

Date

Seller

Date

