



LUBBOCK

**SMOKE DETECTOR CONFIRMATION**

**\*REQUIRED: Texas Property Code - Section 92.255. \***

DATE: \_\_\_\_\_

OWNER(S) NAME: \_\_\_\_\_

SUBJECT PROPERTY: \_\_\_\_\_

*Sec. 92.255. INSTALLATION AND LOCATION. (a) A landlord shall install at least one smoke alarm in each separate bedroom in a dwelling unit. In addition:*

*(1) if the dwelling unit is designed to use a single room for dining, living, and sleeping, the smoke alarm must be located inside the room;*

*(2) if multiple bedrooms are served by the same corridor, at least one smoke alarm must be installed in the corridor in the immediate vicinity of the bedrooms; and*

*(3) if the dwelling unit has multiple levels, at least one smoke alarm must be located on each level.*

*(b) If a dwelling unit was occupied as a residence before September 1, 2011, or a certificate of occupancy was issued for the dwelling unit before that date, a smoke alarm installed in accordance with Subsection (a) may be powered by battery and is not required to be interconnected with other smoke alarms, except that a smoke alarm that is installed to replace a smoke alarm that was in place on the date the dwelling unit was first occupied as a residence must comply with residential building code standards that applied to the dwelling unit on that date or Section 92.252(b).*

This letter confirms my agent has informed me of the laws regarding smoke detector requirements in tenant dwellings.

( ) I have installed operative smoke detectors which to the best of my knowledge are placed in accordance with state laws and city building codes in the above referenced property.

( ) I will install smoke detectors in accordance with the state laws and city building codes and I indemnify Coldwell Banker Rick Canup Realtors® Property Management of any and all liability arising from my failure to install the required smoke detectors.

**I understand that if I am in a management agreement with Coldwell Banker that in the event smoke detectors are not present or working, Coldwell Banker Residential Property Management will install smoke detectors in my property to comply with the laws. (Estimated Cost per Smoke Detector \$20.00)**

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Owner Signature

\_\_\_\_\_  
Date