

BILL ANALYSIS

Senate Research Center
81R10421 PMO-D

S.B. 1715
By: West
Business & Commerce
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As Filed

AUTHOR'S / SPONSOR'S STATEMENT OF INTENT

Currently, Chapter 92 (Residential Tenancies) of the Property Code requires landlords to install smoke detectors, but only those which would alert a hearing person.

As proposed, S.B. 1715 requires landlords to install smoke detectors that are capable of alerting a hearing-impaired person in the bedrooms the detectors serve.

RULEMAKING AUTHORITY

This bill does not expressly grant any additional rulemaking authority to a state officer, institution, or agency.

SECTION BY SECTION ANALYSIS

SECTION 1. Amends Section 92.254(a), Property Code, to require that a smoke detector be designed with an alarm that is audible to a person with a normal range of hearing and is capable of alerting a hearing-impaired person in the bedrooms it serves.

SECTION 2. Provides that Section 92.254(a), Property Code, as amended by this Act, applies only to a smoke detector installed under Subchapter F (Smoke Detectors), Chapter 92, Property Code, on or after September 1, 2009.

SECTION 3. Effective date: September 1, 2009.