

Renting or Selling? Mains Powered Smoke Alarms are now **law**

Do you have a rental property?

New legislation will require all rental properties to have mains powered smoke alarms installed from 1 October 2009.

If there is no change of tenancy in a rental property by 1 October 2011, smoke alarms will be required to be installed by that date.

Landlords have up to 14 days from the date the tenant can move into the property, to have mains powered smoke alarms installed (Regulation 38L).

If this does not occur contact your Local Government who can inspect the property and issue a rectification notice, infringement notice or prosecute for any breaches with a fine up to \$5000.

Which smoke alarm is best?

A mains powered photo electric smoke alarm is best with a fixed rechargeable battery that does not need to be changed for the life of the smoke alarm.

This type of alarm can detect smoke faster and more types of smoke compared to older models. This means you will be alerted to a fire earlier giving you more time to escape safely.

All smoke alarms should be installed by a licensed electrical contractor in compliance with Australian Standards 3786 and must be changed every 10 years. [The Building Codes](#)

[of Australia outlines](#) where smoke alarms should be installed.

Are you about to rent a property?

If you are entering a new rental agreement and the property was built before 1997, the owner must install mains powered smoke alarms before a new agreement is signed.

If your agreement does not expire in the next two years, then mains powered smoke alarms must be installed by 1 October 2011.

More information

More information about smoke alarms is available from Building Code of Australia or the FESA Fact Sheet "Installing Smoke Alarms". <http://www.fesa.wa.gov.au>



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