AN ACT

To amend and reenact R.S. 40:1581, relative to carbon monoxide detectors in one- or two-family dwellings; to provide for a long-life, sealed battery carbon monoxide detector in certain dwellings; to provide for applicability; and to provide for related matters.

Be it enacted by the Legislature of Louisiana:

Section 1. R.S. 40:1581 is hereby amended and reenacted to read as follows:

§1581. Smoke detectors; carbon monoxide detectors; one- or two-family dwellings

A. Effective January 1, 2011, all existing one- or two-family dwellings at the time of sale or lease, shall contain, at a minimum, an operable ten-year, sealed lithium battery smoke detector.

B. All existing one- or two-family dwellings at the time of sale or lease, shall contain, at a minimum, an operable carbon monoxide detector with a long-life, sealed battery. The carbon monoxide detector may be combined with smoke detection.

C. Professional installers who install generators in one- or two-family dwellings shall include with installation of a home generator, at minimum, an operable carbon monoxide detector with a long-life, sealed battery. The carbon monoxide detector may be combined with smoke detection.

D. Failure to comply with the provisions of this Section shall not be a reason for nonpayment of any insurance claims.
Failure to comply with the provisions of this Section shall not cause a delay or a stoppage in the transfer of the property.

The real estate agent shall not be liable for the seller's failure to comply with the provisions of this Section.

Section 2. The provisions of Subsections B and C of R.S. 40:1581 as amended by Section 1 of this Act shall not supersede or prevent the Louisiana State Uniform Construction Code Council from performing its duties as per R.S. 40:1730.22(C) and apply only to one- or two-family dwellings sold, leased, or which have home generators installed on or after January 1, 2023.