

INDIANA SMOKE DETECTOR COMPLIANCE FORM

Indiana Code § 32-31-5-7 requires that (a) at the time the landlord delivers a rental unit to a tenant, the landlord shall require the tenant to acknowledge in writing that the rental unit is equipped with a functional smoke detector, and (b) neither the landlord nor the tenant may waive, in a rental agreement or a separate writing, the requirements under § 22-11-18-3.5.

1. THE PROPERTY

Property Address: _____

Owner(s): _____

Managing Agent (if any): _____

2. THE TENANT

Tenant(s): _____

3. ACKNOWLEDGMENT & SIGNATURE

Indiana Code § 22-11-18-3.5 details the installation of smoke detectors according to code.

Indiana Code § 32-31-7-5 requires the tenant to ensure that each smoke detector installed in the tenant's rental unit remains functional and is not disabled. If the smoke detector is battery operated, the tenant shall replace batteries in the smoke detector as necessary. If the smoke detector is hard wired into the rental unit's electrical system, and the tenant believes that the smoke detector is not functional, the tenant shall provide notice to the landlord by written notification of the need to replace or repair the smoke detector.

A landlord who violates Indiana Code § 22-11-18.3.5 (a) at the time the landlord delivers a rental unit to a tenant, or (b) if the smoke detector is wired into the rental unit's electrical system, by failing to appear or replace the inoperable smoke detector not later than seven (7) days after receiving written notice by certified mail (return receipt requested, of the need to repair or replace the inoperable smoke detector), commits a Class B infraction (up to \$1,000 fine). However, the offense is a Class A infraction (up to a \$10,000 fine) if the landlord has a prior violation for an offense under this section.

Tenant Signature: _____ Date: _____
Print Name: _____

Tenant Signature: _____ Date: _____
Print Name: _____

