

# Landlord/Tenant Agreement

## Smoke Detector Installation and Maintenance

In order to establish and to clarify the responsibilities of **Landlord** and **Tenant** with respect to the installation and maintenance of smoke detectors as set forth in State and Municipal Code, this agreement is established between \_\_\_\_\_, (**Landlord**) and \_\_\_\_\_ (**Tenant**).

This agreement will remain in effect so long as the Landlord/Tenant relationship exists between the parties listed in this agreement as specified in other rental agreements between the parties.

### Landlord Responsibilities:

- It shall be the responsibility of **Landlord** to install and provide for smoke detectors in the property that are installed and maintained in compliance with state and municipal codes as well as the guidelines of the manufacturer.
- It shall be the responsibility of **Landlord** to functionally test and maintain a record of tests performed on all smoke detectors in the common areas such as hallways, stairwells, basement areas, etc.
- It shall be the responsibility of **Landlord** to provide **Tenant** information about proper testing of smoke detectors in the private living areas under **Tenant** responsibility.
- It shall be the responsibility of **Landlord** to provide for replacement batteries in smoke detectors if so equipped in common areas as mentioned above.
- It shall be the responsibility of **Landlord** to provide for repair or replacement of non-functioning smoke detectors within five days from receipt of notice of non-working smoke detectors by either **Tenant** or other authority having jurisdiction such as a representative of the fire department.

### Tenant Responsibilities:

- It shall be the responsibility of **Tenant** to not tamper with or otherwise impede the functionality of smoke detectors, including, but not limited to, the removal of batteries.
- It shall be the responsibility of **Tenant** to periodically replace the batteries of smoke detectors in the private living areas if so equipped.
- Using information about testing procedures provided by **Landlord** for smoke detectors in the living unit, it shall be the responsibility of **Tenant** to test smoke detectors in the living unit and to immediately notify **Landlord** in writing of non-working smoke detectors if the reason is other than battery related.

This agreement is signed this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

\_\_\_\_\_

**Landlord**

\_\_\_\_\_

**Tenant**