



National Association of Residential Property Managers

NARPM® Policy Statement

Date: August, 2018
Issue: Carbon Monoxide
Sponsor: Governmental Affairs Committee

Many states are now requiring carbon monoxide detector installations where appropriate and in accordance with the manufacturer's' instructions prior to tenant occupancy. Many states now have addendums to the lease agreement informing the tenant of their responsibilities to maintain and immediately notify of any deficiency in the detectors.

As members of NARPM we have a stated duty to provide a safe dwelling place for our tenants and an implicit obligation to educate and protect our clients and tenants about the dangers of carbon monoxide poisoning, "the silent killer."

We are the residential property management professionals and the public has a reasonable expectation that we will make necessary provisions for safety in the homes we manage and they will inhabit.

Common sense dictates protocols such as annual preventative maintenance inspections of the exterior and interior conditions of the home with particular attention being paid to carbon monoxide detectors so that they are operating as intended and/or replaced if necessary. Annual furnace and gas appliances inspections that include safety certifications for being carbon monoxide free are certainly regarded as a "best practice" for professional residential property managers. However even an annual inspection will not always catch the problem once it occurs.

It is recommended that carbon monoxide detectors be installed and maintained in all residential rental homes in accordance with state law. It is also recommended that Property Managers notify tenants through their lease agreements that tenants should regularly test their carbon monoxide and smoke detectors and replace the batteries as required.

Moreover, we support common sense laws at the state level that provide uniform installation and inspection standards for carbon monoxide and smoke detectors in residential rental properties.