



LANCASTER CITY SMOKE DETECTOR CERTIFICATION

PLEASE RETURN THIS COMPLETED FORM TO THE LANCASTER CITY TREASURY OFFICE WITH YOUR TAX CERTIFICATION/SETTLEMENT PROCESSING FEE.

City Code, Chapter 142 (Fire Prevention) requires the following regarding smoke detectors:

1. In every property in which smoke detectors are required, it shall be the responsibility of the owner of such property to install smoke detectors in sufficient number and so located so as to satisfy the requirements of this code. Following installation, it shall thereafter be the responsibility of the occupants of such property to maintain the smoke detectors in good working order. Each day in which a structure is out of conformity with this section shall be deemed a separate violation.
2. At every change of occupancy of every residential occupancy unit occasioned by or incidental to a sale, lease or sublease of such unit, it shall be the duty of the grantor thereof (i.e., the seller, lessor or sublessor, as the case may be) to certify, before occupancy, to the new occupant that all smoke detectors as required by this section or applicable laws are installed and in proper working condition. Failure to comply with this subsection shall be punishable as set forth herein; provided, however, that this subsection shall not be construed to vitiate or render void any contract, lease or sublease subject hereto.

Property and Owner Information:

Property Address: _____, Lancaster, PA

Property Owner(s): _____

Phone Number: () - _____ Email _____

Type of smoke detectors installed:

Hard wired with battery back **AND/OR** 10-year lithium sealed tamper proof

Smoke Detectors are installed in these locations:

ALL 3 In EACH sleeping area
MUST BE Outside each sleeping area in the vicinity of bedrooms
CHECKED On each additional story (level) of the dwelling including basements
FOR and habitable attics. If there are open rafters in the basements and/or **CERTIFICATION** attics,
 smoke detectors shall be hard wired.

I, HOMEOWNER/SELLER, HEREBY ATTEST THAT, AS OF THE DATE OF SIGNING, ALL INFORMATION LISTED ABOVE IS TRUE AND ACCURATE.

Signed by: _____
Homeowner/Seller Witness

Printed Name _____

Date Signed _____ Date Signed _____

In addition to any other section or remedial procedure provided, whomever violates any provision of this code; or who shall fail to comply therewith; or who shall violate or fail to comply with any order made thereunder; shall fail to comply with such an order as affirmed or modified by the Fire Chief or other designated fire officials by a court of competent jurisdiction within the time fixed herein shall, upon conviction thereof in a summary proceeding, be fined not less than \$100 and not more than \$1,000 for the first offense, not less than \$200 and not more than \$1,000 for the second offense, and not less than \$300 and not more than \$1,000 for the third and all succeeding offenses and costs of prosecution for each offense, to be collected as other fines and costs are by law collectible and, in default of payment thereof, shall be imprisoned for not more than 90 days. Each day that the violation continues after due notice has been served shall be deemed a separate offense.

FAILURE TO RETURN THIS FORM MAY RESULT IN YOUR SETTLEMENT BEING DELAYED.

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