

FILE OF THE COUNCIL OF THE CITY OF LEBANON, PA.

BILL NO. 19 SESSIONS 2024-2025

INTRODUCED BY Mr. Brian M. Martin, September 22, 2025

AN ORDINANCE

AMENDING ARTICLE 1519, "CARBON MONOXIDE ALARMS", OF THE CODIFIED ORDINANCES OF THE CITY OF LEBANON, PENNSYLVANIA, TO AMEND SUBSECTIONS REGARDING CARBON MONOXIDE ALARM REQUIREMENTS AND CARBON MONOXIDE ALARM REQUIREMENTS IN REGULATED RENTAL UNIT PROPERTIES.

Be It Ordained by the Council of the City of Lebanon, Pennsylvania, and it is hereby ordained by the authority of the same, That:

SECTION 1. Subsection 1519.02, "Carbon Monoxide Alarm Requirements" of Article 1519, "Carbon Monoxide Alarms", of the Codified Ordinances of the City of Lebanon, Pennsylvania, is hereby repealed, rescinded and deleted in its entirety and replaced with the following new subsection:

§1519.02 Carbon Monoxide Alarm Requirements.

- (a) Dwellings. Upon the sale of a dwelling building, including a detached single-family home, the seller shall disclose information regarding the installation of carbon monoxide detectors on the property disclosure statement requirement by 68 Pa. C.S.A. Ch. 73 (relating to seller disclosures)
- (b) Dwellings, group homes, hotels, motels, multi-unit buildings, rooming houses, and boarding houses. Each unit in a dwelling, group home, hotel, motel, multi-unit building, rooming house, and boarding house that uses or is served by a fossil-fuel-burning heater or appliance, fireplace or an attached garage must have an operational and approved carbon monoxide alarm installed in accordance with the installation instructions of the manufacturer and in accordance with the installation instructions of the manufacturer and in accordance with NFPA 720. This requirement shall not apply to detached single-family homes.

SECTION 2. Subsection 1519.03, "Carbon Monoxide Alarm Requirements in Regulated Rental Unit Properties" of Article 1519, "Carbon Monoxide Alarms", of the Codified Ordinances of the City of Lebanon, Pennsylvania, is hereby repealed, rescinded and deleted in its entirety and replaced with the following new subsection:

§ 1519.03 Carbon Monoxide Alarm Requirements in Regulated Rental Unit Properties.

- (a) Owner responsibilities. The owner of a dwelling, multi-unit building, group home, hotel, motel, rooming house, and boarding house that uses or is served by a fossil-fuel-burning heater or appliance, fireplace, or an attached garage used for rental purposes and required to be equipped with one or more approved carbon monoxide alarms shall:
- (1) Provide and install an operational and approved carbon monoxide alarm installed in accordance with the installation instructions of the manufacturer and in accordance with NFPA 720:
 - Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms
 - On every occupiable level of a dwelling unit, including basements, excluding attics and crawl spaces
 - Other locations where required by applicable laws, code or standards
- (b) Maintenance, repair, or replacement. Except as provided in Subsection (a), the owner of a dwelling, group home, multi-unity building, rooming house, or boarding house used for rental purposes is not responsible for the maintenance, repair or replacement of an approved carbon monoxide alarm or the care and replacement of batteries while the building is occupied. Responsibility for the maintenance and repair of carbon monoxide alarms shall revert to the owner of the building upon vacancy of the rental property.
- (c) Occupant Responsibilities. The occupant of each dwelling and multi-unity building used for rental purposes in which an operational and approved carbon monoxide alarm has been provided must:
- (1) Keep and maintain the device in good repair.
 - (2) Test the device.
 - (3) Replace batteries as needed.
 - (4) Replace any device that is stolen, removed, missing or rendered inoperable during the occupancy of the building.
 - (5) Notify the owner or authorized agent of the owner in writing of any deficiencies pertaining to the approved carbon monoxide alarm.

SECTION 3. Any ordinance or part of ordinance conflicting with the provisions of this ordinance be and the same is hereby repealed so far as the same affects this ordinance.