



Most Landlords are well-versed in the laws surrounding rentals and smoke alarms, but many are not familiar with the carbon monoxide detector requirements.

As of April 2011 any residential rental that is located within a structure containing a carbon monoxide source - either directly or via conduit (i.e. garage) - must have a carbon monoxide detector. A carbon monoxide source includes heaters, fireplaces, furnaces, appliances and other cooking sources, that use coal, wood, petroleum products, or other fuels.

Other sources include any products and equipment powered by an internal combustion engine, such as; portable generators, cars, lawn mowers, and power washers, which are typically housed in a garage or storage shed.

The supplying and maintaining of a carbon monoxide alarm is actually classified as a habitable condition requirement. At the time a tenant takes possession of a unit that has a carbon monoxide source Landlords must provide written instructions for testing the CO₂ alarms. They are also responsible for repairing or replacing alarms if written notice of a deficiency (other than a dead battery) is provided.

As your property management company CPM Real Estate services ensures all tenants receive the required information at the time the rental contract is signed. And when they move out we inspect these alarms to ensure they are functioning properly for future renters. If you have questions about these regulations you may contact your property manager directly or visit www.leg.state.or.us (Or. Rev. Stat. § 455.360).