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Association of
REALTORS®

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500 North 12th Street
Lemoyne, PA 17043-1213
800 555.3390 toll-free
717 561.1303 phone
717 561.8796 fax
www.parealtor.org

Pennsylvania Association of REALTORS® (PAR)

Testimony on Carbon Monoxide Detectors

Presented by Greg Herb

Good morning Chairman Godshall, Representative Farry and members of the House Consumer Affairs Committee. My name is Greg Herb and I have been in the real estate business for over 30 years. I am the Legislative Chair of the Pennsylvania Association of Realtors® (PAR) and previously served as the association president in 2009.

On behalf of the 28,000 Realtors® in Pennsylvania, I am here to present testimony on carbon monoxide (CO) detectors in existing housing stock. I would like to take this opportunity to share our position on CO detector requirements.

Last year, Senator Browne introduced Senate Bill 920 and Representative Farry introduced House Bill 2031, both of which would require homeowners to demonstrate that their homes are equipped with CO detectors upon the sale of their properties. PAR raised concerns about this type of mandate because it would bring unnecessary point of sale inspections and further complicate the transfer of property.

PAR worked with Senator Browne and Representative Farry to ensure that consumers are protected in their homes by alerting a buyer of the presence of CO detectors in residences through the Sellers Property Disclosure Statement. Both the Senator and Representative understand that additional



point of sale inspections would create an undue hardship. The bills now allow the buyer and seller to negotiate the installation of the detector as part of the real estate transaction.

Thank you again for this opportunity to provide testimony on the use of carbon monoxide detectors in homes. I am available at this time to answer any questions you may have.

