

Marisol Torrens
Code Enforcement Officer

VILLAGE OF LIBERTY
BUILDING DEPARTMENT



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LIBERTY, NY 12754
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Smoke Detector and Carbon Monoxide Statement Municipal Search

In order to obtain a municipal search in the Village of Liberty for one- or two-family residence and commercial a completes smoke detector and carbon monoxide detector affidavit is required to be submitted with your request.

Fire Code of New York State (FCNYS)

At the time of CO request a written signed affidavit of compliance of smoke detector alarm and carbon monoxide alarm must be provided. Individual affidavit required for each Single-Family Residence, Townhouse or Condominium and Commercial Buildings. Executive law 378 (5)(d) Carbon monoxide detecting devices shall only be required if the restaurant or commercial building has appliances, devices or systems that may emit carbon monoxide or has an attached garage.

Executive Law §378(5-a) (commonly known as Amanda's Law) requires that every one- or two-family dwelling, dwellings located in a condominium or cooperative and apartments in a multiple dwelling, where the dwelling unit has appliances, devices or systems that may emit carbon monoxide or that have an attached garage, shall have installed an operable carbon monoxide detector. Carbon monoxide alarms must be listed and labeled as complying with UL 2034 or CAN/CSA 6.19 and installed in accordance with the manufacturer's installation instructions.

Executive Law §378(5-b) requires that every one- or two-family dwelling and dwellings located in a condominium or cooperative shall have installed an operable single station smoke detecting alarm. The alarm must be installed in an area so that it is clearly audible in each bedroom or other sleeping area, with intervening doors closed. Upon conveyance of any real property containing a one- or two-family dwelling or condominium or cooperative apartment used as a residence, the grantor shall deliver to the grantee at the time of conveyance an affidavit indicating that the grantor is in compliance. The grantee shall have ten days from the date of conveyance to notify the grantor if the alarm(s) is not operable. Upon such notification, the grantor shall bear any cost of compliance. General Business Law §399-ccc provides that all solely battery operated smoke alarms sold after April 1, 2019 shall employ a non-removable, non-replaceable battery that powers the alarm for a minimum of ten years. This requirement does not apply to a smoke alarm that receives its power from the electrical system of the home.

The Village of Liberty Building Department has not conducted an inspection of the premises and has no knowledge of the existence or lack thereof, of either smoke or carbon monoxide detectors, and shall not be held liable for issuing the municipal search without these affidavits on file. The buyer hereby acknowledges that within ten (10) business days of closing, the buyer shall submit the requisite smoke and carbon monoxide detector affidavits to the Village of Liberty Building Department.

Note: All affidavit needs to be original, no copies will be accepted.

SBL#: _____

Date: _____

Property Address:

_____, Liberty NY 12754

Please check mark [x] for the correct affidavit request:

One-Family Residence Two-Family Residence Multi-Family Residence
 Commercial

Seller Signature: _____ Date: _____

Seller Name Print: _____

Subscribed and sworn before me this ____ day of _____, 20____.

Public Notary

Seal Section