



*****For Immediate Release*****

Captain Neil Weaver
Government and Media Relations

State Fire Marshal's Office
State Fire Marshal Charles P. LeBlanc

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Contact: Deputy State Fire Marshal Robert Wittenberg

Phone: (360) 596-3929

Email: fpbio@wsp.wa.gov

Twitter: @WaFireMarshal

Landlord Rules Regarding Smoke Alarms

Olympia – In 2020, 59 people lost their lives in residential fires in Washington State. Approximately 72% of those fatalities occurred in homes without working smoke alarms. Some of these fatalities occurred in rental properties.

The Washington State law clarifies requirements for landlords and tenants when it comes to installing and maintaining smoke alarms in rental properties.

Under [RCW 43.44.110 \(3\)](#), landlords are required to provide working smoke alarms in a rental unit; however, tenants are required to maintain them.

The Washington State Fire Marshal's Office reminds landlords of the following requirements:

- Installation of smoke detection devices in all sleeping rooms and hallways of the rental unit shall be the responsibility of the landlord.
- At the time of a vacancy, the landlord shall ensure that the smoke detection devices are operational prior to the re-occupancy of the unit.

Local jurisdictions may enforce and assess the following penalties:

- Non-compliance shall be punished by a fine up to \$200.
- In homes that have been sold since July 1, 2019, the owner may be subject to a \$5,000 fine if a fire occurs, resulting in damage, injury, or death to the tenant or their household, and no smoke alarm was present.

For more information, contact the State Fire Marshal's Office at (360) 596-3929.

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The State Fire Marshal's Office is a Bureau of the Washington State Patrol, providing fire and life safety services to the citizens of Washington State including inspections of state licensed facilities, plan review of school construction projects, licensing of fire sprinkler contractors and pyrotechnic operators, training Washington States firefighters, and collecting emergency response data.