

## LANDLORD CERTIFICATION FORM

Landlord hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, all smoke alarms in the rental dwelling unit located at:

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are present, have been inspected and are in good working order. Party performing the inspection and making certification is:

- Landlord,
- Landlord's Employee, or
- Independent Contractor of Landlord.

Party completing the Landlord Certification Form has provided a copy of such Certification to:

- Copy to Tenant
- Copy to Landlord

### **LANDLORD RESPONSIBILITIES:**

In accordance with §55-248.13 (1) of the Code of Virginia, generally known as the Virginia Residential Landlord Tenant Act: the Landlord shall: "Comply with the requirements of applicable building and housing codes materially affecting health and safety."

In accordance with §55-248.13 (8) of the Code of Virginia, generally known as the Virginia Residential Landlord Tenant Act: the Landlord shall: "Provide a certificate to the Tenant stating that all smoke alarms are present, have been inspected, and are in good working order no more than once every 12 months. The Landlord, his employee, or an independent contractor may perform the inspection to determine that the smoke alarm is in good working order." Upon each such inspection, Landlord shall:

1. Test the smoke alarms of Tenant to confirm such alarms are in good working order and that batteries (if such alarms are not AC hard-wired) are not expired as per the manufacturer's recommendations.
2. Confirm that all smoke alarms are still in the installed locations and have not been moved, removed or tampered with.
3. Replace any removed, damaged or expired smoke alarms.
4. Confirm that all smoke alarms are compliance with the uniform set of standards for maintenance of smoke alarms established in the Statewide Fire Prevention Code (§ 27-94 et seq.) and subdivision C 6 of § 36-105, Part III of the Uniform Statewide Building Code (§36-97 et seq.)

### **TENANT RESPONSIBILITIES:**

In accordance with §55-248.16 (8) of the Code of Virginia, generally known as the Virginia Residential Landlord Tenant Act: The Tenant shall: "Not remove or tamper with a properly functioning smoke alarm installed by the Landlord, including removing any working batteries, so as to render the alarm inoperative. The Tenant shall maintain the smoke alarm in accordance with the uniform set of standards for maintenance of smoke alarms established in the Statewide Fire Prevention Code (§ 27-94 et seq.) and subdivision C 6 of § 36-105, Part III of the Uniform Statewide Building Code (§ 36-97 et seq.)"

1. Tenant(s) shall not remove/disconnect battery or electrical power from smoke alarm(s).
2. Tenant(s) shall report all malfunctioning smoke alarm(s) to Landlord in writing (email is acceptable).
3. Tenant(s) shall not remove nor tamper with any smoke alarms.
4. Tenant(s) shall maintain smoke alarms in good working order.

#### Maintenance Tips:

- Ensure nothing is blocking the sensors such as dust, debris or any personal items.
- Notify management immediately if any alarm present malfunctions or breaks.
- **NEVER** remove any batteries nor interfere with any alarms source of power.