

Concerned about Safety?



SMOKE ALARMS

Information for Tenants

Rental premises must be fitted with smoke alarms, which will generally be located in a corridor or hallway on each storey of the premises. In boarding premises each bedroom is required to be fitted with a smoke alarm.

At the beginning of a tenancy, the owner must ensure that alarms function effectively, neither alarms nor batteries have reached their expiry date and will not do so within 30 days of the tenancy commencing, and that alarms are free from dust and debris.

Smoke alarms can be either mains powered or contain a 10-year non-removable battery. Standard 9V battery powered alarms are not sufficient for rental properties.

MAINS POWERED SMOKE ALARMS

During a lease the landlord must ensure that the back up batteries in mains powered smoke alarms are replaced after 12 months of use or when the batteries have reached their expiry date - whichever occurs first. It is also the landlord's responsibility to replace the alarm or the back up battery if they do not work effectively.

10 YEAR NON-REMOVABLE BATTERY SMOKE ALARMS

During the lease a landlord is responsible for replacing 10 year non-removable battery alarms after 10 years of use or when the alarm has reached its expiry date or it is not functioning effectively, whichever happens first.

MAINTENANCE AND REPAIR

During the lease it is the tenant's responsibility to test smoke alarms every 6 months, remove dust and debris from the surface of the alarm and avoid damage.

The landlord is required to replace or repair an alarm as soon as practicable after becoming aware of an issue.

For further details on the number and placement of the smoke alarms and the responsibility for testing, see the Consumer Affairs and Fair Trading [Facts and Information Sheet](#).

**Tenants'
Union of
Tasmania**

Disclaimer: The information in this fact sheet is not legal advice. It is intended as a guide only. It applies only to legislation current in Tasmania as at 10 April 2018. For information regarding a specific tenancy problem, please phone the Tenants' Union on (03) 6223 2641 or 1300 652 641. The Tenants' Union of Tasmania accepts no responsibility for actions based on this information, nor for actions based on electronic translations of this information.

USEFUL CONTACTS

Tenants' Union of Tasmania
166 Macquarie Street Hobart
☎ 6223 2641 or 1300 652 641
www.tutas.org.au

Residential Tenancy Commissioner
(Consumer Affairs & Fair Trading)

☎ 1300 654 499