



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

**SMOKE DETECTOR STATEMENT  
OF COMPLIANCE**  
As required by California State Health and  
Safety Code §13113.8(b)

Property Address: 49 Minerva St., San Francisco, CA 94112

- 1. STATE LAW:** California law requires that every single-family dwelling and factory built housing unit sold on or after January 1, 1986, must have an operable smoke detector, approved and listed by the State Fire Marshal, installed in accordance with the State Fire Marshal's regulations. (Health and Safety Code §13113.8)
- 2. LOCAL REQUIREMENTS:** Some local ordinances impose more stringent smoke detector requirements than does California law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable smoke detector requirements for your property.
- 3. TRANSFEROR'S WRITTEN STATEMENT:** California Health and Safety Code § 13113.8(b) requires every transferor of any real property containing a single-family dwelling, whether the transfer is made by sale, exchange, or real property sales contract (installment sales contract), to deliver to the transferee a written statement indicating that the transferor is in compliance with California state law concerning smoke detectors.
- 4. EXCEPTIONS:** Exceptions to the state law are generally the same as the exceptions to the Transfer Disclosure Laws.
- 5. CERTIFICATION:** Seller represents that the Property, as of the close of escrow, will be in compliance with Health and Safety Code §13113.8 by having operable smoke detector(s) approved and listed by the State Fire Marshal installed in accordance with State Fire Marshal's regulations and in accordance with applicable local ordinance(s).

Seller [Signature] (Signature) Brancher (Print Name) Date 1/26/05

Seller [Signature] (Signature) Xue Qing Lu (Print Name) Date 1/26/05

The undersigned hereby acknowledges receipt of a copy of this document.

Buyer \_\_\_\_\_ (Signature) \_\_\_\_\_ (Print Name) Date \_\_\_\_\_

Buyer \_\_\_\_\_ (Signature) \_\_\_\_\_ (Print Name) Date \_\_\_\_\_

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or Designee \_\_\_\_\_  
Date \_\_\_\_\_

