



What if i am a landlord?

From 1 January 2022

- You are required by law to install and maintain smoke alarms in your rental property in Queensland.
- All smoke alarms must be photoelectric, hardwired or 10-year tamper proof battery powered and all interconnected by 31st December 2021.
- Smoke alarms must be installed on each storey:
 - »» in each bedroom; and
 - »» in hallways which connect bedrooms and the rest of the dwelling; or
 - »» if there is no hallway, between the bedrooms and other parts of the storey; and
 - »» if there are no bedrooms on a storey at least one smoke alarm must be installed in the most likely path of travel to exit the dwelling.
- You must test and clean each smoke alarm within 30 days before the start of a tenancy agreement.
- In addition you must replace, in accordance with the manufacturer's instructions, each battery in the smoke alarm that is flat, or almost flat, within 30 days before the start of a tenancy.
- The owner must replace smoke alarms when:
 - They reach 10 years after the date of manufacture; or
 - They do not work (including during a tenancy).
- Owner's requirements can be fulfilled by an agent acting for the owner.

Insurance – property owners

- Industry figures show that people underinsure.
- As a property owner your home insurance policy could be affected by whether you have a smoke alarm installed.

What if i am a tenant?

- You are required by law to test and clean each smoke alarm in the dwelling at least once every 12 months. QFES recommends smoke alarms are tested once a month.
- You are required by law to replace, in accordance with the information statement (RTA Form 17a) provided to you, each battery that is flat or is almost flat during your tenancy.
- If you become aware that a smoke alarm in the rental property is not working, other than because the removable battery is flat or 'chirping', you must advise the landlord or agent as soon as practicable.
- Your landlord is required to test and clean smoke alarms within 30 days prior to the start of a new tenancy or when a tenancy is renewed. If the property is managed by an agent, they may arrange for this to be done.
- Please note that for public housing tenants the Queensland Government has already installed hardwired smoke alarms in all public housing dwellings.

Insurance – tenants

- Research indicates that nearly half of all renters do not have insurance of any kind.
- To protect your personal possessions you should have your own contents insurance.

How will compliance be achieved?

- Fire Officers will investigate complaints received.
- Fines apply for failing to install or interfering with the operation of smoke alarms.
- Enroll your property into an annual smoke alarm service.

Information source courtesy of State of Queensland (Queensland Fire and Emergency Services)