

Subject: Smoke Detector Certificates

In accordance with Massachusetts General Law Chapter 148, § 26F, the Boston Fire Department ensures that the seller of a building *regulated by MGL 148, § 26E* has equipped the building with approved smoke detectors.

This law is intended to capture residences built before the Massachusetts State Building Code was enacted. Please note that MGL 148, § 26E applies only to single-family to five-unit dwellings built prior to 1975. Buildings constructed after 1975 are issued a Certificate of Occupancy, which is the legal document assuring safe habitability of a dwelling.

The Boston Fire Department issues 26F certificates for transfer or sale of real estate when legally required, *but does not issue certificates where not compelled to by legislation*. When evidence of habitability is requested by a party involved in a real estate transaction (i.e. buyer, seller or lender) involving a dwelling built after 1975, the Certificate of Occupancy issued by the Inspectional Services Department must suffice.