

**Easy Reference Table for Tenants and Lessors**

Your obligations for smoke alarms	During the tenancy	Your lessor's obligations for smoke alarms	Start of the tenancy	During the tenancy
		<b>Installing alarms</b> (Penalties apply)*	Smoke alarms complying with Australian Standards must be fitted in all rental properties and in accordance with the Building Code of Australia.	Lessors must give tenants 24 hours notice for entry to install smoke alarms.
<b>Testing alarms</b> (Penalties apply)*	At least once every 12 months and according to manufacturer's instructions (for tenancies 12 months or longer).	<b>Testing alarms</b> (Penalties apply)*	Within 30 days before the start or renewal of the tenancy and according to manufacturer's instructions.	
<b>Replacing batteries in alarms</b> (Penalties apply)*	When batteries are flat or nearly flat.	<b>Replacing batteries in alarms</b> (Penalties apply)*	Within 30 days before the start of the tenancy if batteries are flat or nearly flat.	
<b>Cleaning alarms</b> (Penalties apply)*	At least once every 12 months.	<b>Cleaning alarms</b> (Penalties apply)*	Within 30 days before the start or renewal of the tenancy and as specified by manufacturer's instructions.	
<b>Advising lessor of any failing smoke alarms</b> (Penalties apply)*	As soon as possible when an alarm fails or is about to fail and/or needs replacing for a reason other than batteries failing.	<b>Replacing failing smoke alarms</b> (Penalties apply)*	Smoke alarms must be replaced before the end of their serviceable life.	Smoke alarms must be replaced before the end of their serviceable life. Lessors must give tenants 24 hours notice for entry for the purposes of maintaining smoke alarms.
<b>NOT interfering with smoke alarms</b> (Penalties apply)*	At NO time can a tenant remove or relocate the smoke alarm or do anything to interfere with the alarm's warning sound. At NO time can the tenant remove the batteries unless replacing them.	<b>NOT interfering with smoke alarms</b> (Penalties apply)*	At NO time can the lessor remove or relocate the smoke alarm unless it is being replaced or maintained. At NO time can the lessor do anything to interfere with the alarm's warning sound. At NO time can the lessor remove the batteries unless they are replacing them.	At NO time can the lessor remove or relocate the smoke alarm unless it is being replaced or maintained. At NO time can the lessor do anything to interfere with the alarm's warning sound. At NO time can the lessor remove the batteries.

\* Penalties apply to both lessors and tenants under the *Fire and Rescue Service Act 1990*. For further information, the RTA strongly advises you to contact the Queensland Fire and Rescue Service by telephone on 1300 369 003 or visit their website at [www.fire.qld.gov.au](http://www.fire.qld.gov.au).