



# CAPITOL CONNECTION

A brief weekly update from the Colorado Association of REALTORS® Government Affairs Division

## **Clarification on Carbon Monoxide Detectors**

CAR has recently fielded a number of inquiries regarding the Carbon Monoxide Act. There has been some confusion in the language of the Act about what exactly constitutes a carbon monoxide alarm and how they must be installed.

### CARBON MONOXIDE ALARMS MUST:

- Detect Carbon Monoxide and produce a distinct, audible alarm;
- Conform to standards recognized by independent product-safety testing laboratories;
- Be installed in all homes with a fuel-fired heater or appliance, fireplace, or an attached garage;
- Be installed within **15** feet of the entrance to each room lawfully used for sleeping.

### THE ALARMS MUST ALSO BE:

- Battery powered; **OR**
- Plug into a home's electrical outlet and have a battery backup; **OR**
- Wired into a dwelling's electrical system and have a battery back-up; **OR**
- Be connected to an electrical system via an electrical panel.

A Carbon Monoxide alarm may also be combined with a smoke detecting device if the combined device has signals that clearly differentiate between the two hazards.

## [Fact Sheet](#)

### **American Clean Energy and Security Act**

As was reported last week, the National Association of REALTORS® has been actively involved in the American Clean Energy and Security Act. NAR dropped its opposition to the legislation when provisions were successfully eliminated that would have had a significant and adverse affect on the real estate industry. NAR achieved its primary goal outlined by the Presidential Advisory Group on Climate Change and the Land Use, Property Rights and Environment Committee. The bill passed out of the House last month, and as the bill moves to the Senate, NAR will maintain a neutral position while monitoring the situation. NAR will oppose any attempts to insert anti-REALTOR provisions into the Senate legislation.

### [NAR Information Pack](#)

### **Cap and Trade: CAR Issue Brief**

The American Clean Energy and Security Act has been met with much interest by our members. The intent behind H.R. 2998, often referred to as the cap and trade bill, is to increase traditional energy costs so that less energy is consumed and produced, thereby reducing greenhouse gas emissions. NAR has addressed many issues within the legislation as it relates to housing provisions; however, due to the generated interest, CAR has put together an issue brief on the *cap and trade* component:

### [Cap and Trade Issue Brief](#)

### **Colorado Water Conservation Board Survey**

This is just a reminder that if you have not yet participated in the Colorado Water Conservation Board survey, you still have time! If you have taken it, thank you very much. The primary purpose of the

survey is to determine what current land use planning practices within the state of Colorado are reducing future per capita water demands. Because many of you are familiar with this topic, we would like to learn about your experiences and opinions. The survey will take approximately 15 minutes to complete. No identifying information will be attached to your responses. The deadline to complete the survey is Friday, July 17th, 2009.

[Take Survey](#)

### **NAR Discusses HVCC**

NAR President Charles McMillan participated recently in meetings in Washington D.C and New York to raise NAR's concerns about the impact of the Home Valuation Code of Conduct (HVCC) on the housing market. On June 29, 2009, Mr. McMillan met with New York State Attorney General Andrew Cuomo's staff and with Federal Housing Finance Agency (FHFA) Director James Lockhart and Fannie Mae CEO Mike Williams on June 30, 2009.

FHFA, the Attorney General's staff and Fannie Mae are all receptive to the need for better education on and increased communication about the HVCC's impact on the appraisal process. One possibility is a joint effort with the NAR, the GSEs, the Appraisal Institute, and FHFA to issue a document similar to NAR's myths and facts HVCC flyer. FHFA Director Lockhart indicated he will consider issuing a press release clarifying issues raised by the HVCC and its implementation. Fannie Mae and Freddie Mac are considering issuing more "frequently asked questions" guidance on HVCC.

[Visit www.Realtor.org/HVCC](http://www.Realtor.org/HVCC)

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