

THE GENERAL ASSEMBLY OF PENNSYLVANIA

SENATE BILL

No. 1128 Session of
2026

INTRODUCED BY SCHWANK, BOSCOLA, COSTA, FONTANA, SAVAL, VOGEL,
MILLER AND KANE, JANUARY 12, 2026

REFERRED TO CONSUMER PROTECTION AND PROFESSIONAL LICENSURE,
JANUARY 12, 2026

AN ACT

1 Requiring the installation and maintenance of fuel gas detectors
2 in certain buildings; providing for building owner
3 responsibilities; and imposing penalties.

4 The General Assembly of the Commonwealth of Pennsylvania
5 hereby enacts as follows:

6 Section 1. Short title.

7 This act shall be known and may be cited as the Fuel Gas
8 Detector Act.

9 Section 2. Definitions.

10 The following words and phrases when used in this act shall
11 have the meanings given to them in this section unless the
12 context clearly indicates otherwise:

13 "Commercial building." A building used for a business
14 activity, office, manufacturing, public accommodation, storage,
15 warehousing or other nonresidential purpose. The term includes a
16 factory and other building used for an industrial purpose.

17 "Dwelling." A building that contains one or more dwelling
18 units that are or will be rented, leased, let or hired out for

1 living purposes.

2 "Fuel gas detector." A device that:

3 (1) is battery-powered or plugged into an electrical
4 outlet or hardwired;

5 (2) incorporates a sensor control component and an alarm
6 notification that detects elevations in propane, natural gas
7 or any liquefied petroleum gas;

8 (3) sounds a warning alarm; and

9 (4) meets Underwriters Laboratories Standard 1484 or
10 2075, as applicable, as the standards are published as of the
11 effective date of this paragraph.

12 "Residential building." A dwelling, single-family home,
13 multifamily home, a mixed-use building that contains a dwelling,
14 manufactured home, dormitory or other residential structure
15 affiliated with an institution of higher learning, hotel, motel,
16 inn, hospital, medical facility that houses patients or other
17 residential structure.

18 Section 3. Residential buildings.

19 In accordance with section 7, the owner of a single-family or
20 multifamily home shall install, upon the transfer of property or
21 change of occupancy, at least one fuel gas detector in any room
22 containing an appliance that combusts propane, natural gas or
23 liquefied petroleum gas if fuel gas detectors are not already
24 present. An owner of any other residential buildings, with the
25 exception of dwellings under section 5, shall install fuel gas
26 detectors in accordance with this act. A fuel gas detector shall
27 be installed in accordance with the manufacturer's requirements
28 and the National Fire Protection Association 715 Standard, as
29 that standard is published as of the effective date of this
30 section.

1 Section 4. Commercial buildings.

2 The owner of a commercial building shall install, or cause to
3 be installed, in accordance with the manufacturer's requirements
4 and the National Fire Protection Association 715 Standard, as
5 that standard is published as of the effective date of this
6 section, fuel gas detectors in any room that contains an
7 appliance that combusts propane, natural gas or liquefied
8 petroleum gas, or in other areas that could be susceptible to a
9 propane, natural gas or liquefied petroleum gas leak, if fuel
10 gas detectors are not already present.

11 Section 5. Dwellings.

12 The following requirements apply to a dwelling:

13 (1) At the time of each occupancy, the landlord shall
14 provide fuel gas detectors in accordance with section 3, if
15 fuel gas detectors are not already present. Each fuel gas
16 detector must be in working condition. After notification in
17 writing by the tenant of any deficiency in a fuel gas
18 detector, the landlord shall repair or replace the fuel gas
19 detector. If the landlord did not know and had not been
20 notified of the need to repair or replace a fuel gas
21 detector, the landlord's failure to repair or replace the
22 fuel gas detector may not be considered evidence of
23 negligence in a subsequent civil action arising from death,
24 property loss or personal injury.

25 (2) The tenant shall keep the fuel gas detector
26 connected to the electrical service in the building or, if
27 battery-operated, keep charged batteries in the fuel gas
28 detector, and shall test the fuel gas detector periodically
29 and refrain from disabling the fuel gas detector.

30 Section 6. Municipal enforcement.

1 A municipality shall enforce this act, have the right to
2 inspect buildings and levy penalties for violations of this act.

3 Section 7. Transfer of building.

4 (a) Duties.--An owner of a residential building shall
5 install fuel gas detectors in accordance with section 3 in the
6 acquired building within 30 days of acquisition or occupancy of
7 the building, whichever is later, if fuel gas detectors are not
8 already present. If fuel gas detectors in accordance
9 with section 3 are not already present, the person acquiring the
10 building shall certify at the closing of the transaction that
11 fuel gas detectors will be installed. A fuel gas detector must
12 be installed in accordance with the manufacturer's requirements
13 and National Fire Protection Association 715 Standard, as that
14 standard is published as of the effective date of this section,
15 at the time of installation in each area containing an appliance
16 fueled by propane, natural gas or liquefied petroleum gas.

17 (b) Liability.--A person may not have a claim for relief
18 against a property owner, a property purchaser, an authorized
19 agent of a property owner or purchaser, a person in possession
20 of real property, a closing agent or a lender for any damages
21 resulting from the operation, maintenance or effectiveness of a
22 fuel gas detector. Violation of this subsection does not create
23 a defect in title.

24 Section 8. Civil penalties.

25 A person who violates this act shall be subject to a civil
26 fine of not more than \$500 for each violation. The municipality
27 in which the violation occurred may impose the fine and may
28 waive the penalty upon satisfactory proof that the violation was
29 corrected within 10 days of notice of the violation.

30 Section 9. Liability.

1 An owner required to comply with section 3 or 5 is not
2 subject to liability under law of this Commonwealth if the
3 owner:

4 (1) has conducted an inspection of the required fuel gas
5 detectors immediately after installation; and

6 (2) has reinspected the fuel gas detectors prior to
7 occupancy by each new tenant, unless the owner was given at
8 least 24 hours' actual notice of a defect or failure of the
9 fuel gas detector to operate properly and failed to take
10 action to correct the defect or failure.

11 Section 10. Noninterference.

12 A person may not knowingly interfere with or make inoperative
13 a fuel gas detector required by this act.

14 Section 11. Effective date.

15 This act shall take effect January 1, 2027.