

<http://www.rta.qld.gov.au/Renting/During-a-tenancy/Maintenance-and-repairs/Smoke-alarms>

Smoke alarms

By law, owners of all houses and units in Queensland must install at least one smoke alarm.

Homes built or significantly renovated since 1997 must have hard-wired (240 volt) smoke alarms, while homes built prior to 1997 must have at least one 9 volt battery powered alarm.

The Queensland Fire and Rescue Service recommends the use of photoelectric smoke alarms as they are particularly responsive to smouldering fires. They are also less prone to nuisance cooking alarms.

Fast facts

The tenant must:

- Test and clean (by vacuuming or dusting) each alarm every 12 months
- Replace any flat or nearly flat batteries
- Advise the lessor/agent/manager if there is any issue with the alarm (apart from batteries)

The tenant must not remove a smoke alarm, remove the battery (other than to replace it) or do anything to reduce the effectiveness of the alarm (e.g. paint it)

The lessor/agent/manager must:

- Install smoke alarms
- Test and replace any flat or nearly flat batteries and clean the alarm within 30 days before the start or renewal of the tenancy
- Replace the alarm before it reaches end of life

The lessor must not remove a smoke alarm, remove the battery (other than to replace it) or do anything to reduce the effectiveness of the alarm (e.g. paint it)

Penalties apply to both tenants and lessor/agents for not complying with these requirements.

More information is available on the [Queensland Fire and Rescue Service](#) website.