H.B. NO. ¹⁷⁵⁴ H.D. 1

A BILL FOR AN ACT

RELATING TO FIRE PROTECTION.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF HAWAII:

1 SECTION 1. The legislature finds that automatic fire 2 sprinkler systems have a proven record of significantly reducing 3 property damage, injuries, and deaths in residential fires. 4 Installing both smoke alarms and sprinklers in the home reduces 5 the risk of fire-related deaths by eighty-two per cent. Typically, only the sprinkler head closest to the fire will 6 7 activate, and eighty-five per cent of fires are contained by the 8 operation of just one sprinkler. 9 The legislature also finds that new dwellings are especially susceptible to residential fires. The engineered 10 11 lumber used as composite joists or beams in newly constructed 12 homes burns and collapses much more quickly than traditional 13 wood. Modern furnishings also reach higher temperatures much more quickly than antique furnishings. A home without 14

15 sprinklers places not only the occupants but also fire fighters 16 in extreme danger.



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1	Accordingly, the purpose of this Act is to require builders		
2	of new one- and two-family dwellings to provide buyers with		
3	information on the benefits and costs associated with installing		
4	and maintaining a residential fire sprinkler system.		
5	SECTION 2. The Hawaii Revised Statutes is amended by		
6	adding a new chapter to title 26 to be appropriately designated		
7	and to read as follows:		
8	"CHAPTER		
9	NEW HOME BUYER FIRE PROTECTION ACT		
10	§ -1 Definitions. As used in this chapter:		
11	"Builder" means any individual, trustee, partnership,		
12	corporation, or other entity contracting with an owner for the		
13	construction of a new dwelling.		
14	"Buyer" means an individual, trustee, partnership,		
15	corporation, or other entity purchasing any estate or interest		
16	in a new dwelling.		
17	"New dwelling" means a new one- or two-family residential		
18	dwelling, not previously occupied, and constructed for		
19	residential use.		
20	§ -2 Disclosure of residential fire sprinkler system		
21	benefits and costs. At the time of or prior to agreeing to		



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1 final pricing for construction of a new dwelling, the builder 2 shall provide to the buyer a copy of written materials prepared and adopted by the state fire council that detail the benefits 3 4 of residential fire sprinkler systems. The builder shall also 5 provide a written estimate of the costs associated with 6 installing and maintaining a residential fire sprinkler system. 7 The buyer shall acknowledge receipt of the materials in writing 8 on a form provided by and filed with the department of commerce 9 and consumer affairs professional and vocational licensing 10 division. Upon request of the buyer, the builder shall install 11 a residential fire sprinkler system or other requested fire 12 suppression system at the buyer's expense.

13 -3 Remedies and penalties. Upon a finding that any S 14 person has wilfully violated this chapter, the person shall be 15 subject for a first offense to a civil penalty of not less than 16 \$75 or more than \$150 and, for each subsequent offense, a civil 17 penalty of not less than \$100 or more than \$250. For the 18 purposes of this chapter, a wilful violation occurs when the 19 person committing the violation knew or should have known that 20 the conduct was of the nature prohibited by this chapter.

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1	S	-4 Residential fire sprinkler cost estimate form. (a)
2	To effect	uate this chapter, the department of consumer affairs
3	professio	nal and vocational licensing division shall develop a
4	standard	form or forms to be used to confirm the buyer's receipt
5	of the wr	itten materials required by section -2. The form or
6	forms may	be amended from time to time by the department of
7	commerce	and consumer affairs.
8	(b)	The form shall include:
9	(1)	An acknowledgement that the buyer received a copy of
10		written materials prepared and adopted by the state
11		fire council that detail the benefits of residential
12		fire sprinkler systems;
13	(2)	The cost estimate provided by the builder for
14		installing and maintaining a residential fire
15		sprinkler system; and
16	(3)	An indication of whether the buyer accepted or
17		rejected the installation of a residential fire
18		sprinkler system or other fire suppression system."
19	SECT	ION 3. This Act shall take effect on July 1, 2025.

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Report Title: State Fire Council Package; Fire Protection; Mandatory Disclosure; DCCA

Description:

Requires the builders of new dwellings to provide buyers with information on the benefits and costs associated with installing and maintaining a residential fire sprinkler system. Requires the Department of Commerce and Consumer Affairs Professional and Vocational Licensing Division to develop a standard form for this purpose. Effective 7/1/2025. (HD1)

The summary description of legislation appearing on this page is for informational purposes only and is not legislation or evidence of legislative intent.

