

---

# A BILL FOR AN ACT

RELATING TO PUBLIC SAFETY.

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

1       SECTION 1. The legislature finds that smoke alarms, when  
2 properly installed and maintained, play a vital role in reducing  
3 fire deaths and injuries. When there is a fire, smoke spreads  
4 fast and working smoke alarms give people an early warning so they  
5 can escape quickly. Smoke alarms are a key part of a home fire  
6 escape plan.

7       The purpose of this Act is to require:

8       (1) Property owners of residential real property that are  
9       wholly or partially occupied for residential purposes to  
10       disclose, as part of the mandatory seller disclosures in  
11       real estate transactions, whether the installed smoke  
12       alarm in the residential real property is in  
13       accordance with existing building or residential codes  
14       based on information provided by the state fire  
15       council; and

16       (2) The state fire council to create and maintain an  
17       informational guide on approved smoke alarms that are



1 in accordance with existing state or county building  
2 or residential codes and post the informational guide  
3 on the state fire council's website and each county  
4 fire department's website.

5 SECTION 2. Chapter 508D, Hawaii Revised Statutes, is amended  
6 by adding a new section to be appropriately designated and to read  
7 as follows:

8 **"§508D- Smoke alarms; residential real property.**

9 Notwithstanding any law to the contrary, a property owner of a  
10 residential real property that is wholly or partially occupied  
11 for residential purposes shall include, as part of the seller's  
12 disclosure statement on the real estate purchase contract,  
13 whether the installed smoke alarm in the residential real  
14 property is in accordance with existing state or county building  
15 or residential codes based on information provided by the state  
16 fire council pursuant to section 132-16(c)(4)."

17 SECTION 3. Section 132-16, Hawaii Revised Statutes, is  
18 amended by amending subsection (c) to read as follows:

19 "(c) The state fire council may also:

20 (1) Appoint advisory committees comprised of  
21 representatives from each county fire department to



1 assist in drafting the state fire code and  
2 coordinating statewide training, data collection, and  
3 contingency planning needs for firefighters;

4 (2) Advise and assist the county fire departments where  
5 appropriate, may prescribe standard procedures and  
6 forms relating to inspections, investigations, and  
7 reporting of fires, may approve plans for cooperation  
8 among the county fire departments, and may advise the  
9 governor and the legislature with respect to fire  
10 prevention and protection, life safety, and any other  
11 functions or activities for which the various county  
12 fire departments are generally responsible; ~~and~~

13 (3) Establish, in conformance with the adopted state fire  
14 code and nationally recognized standards, statewide  
15 qualifications and procedures, to be administered by  
16 the county fire departments, for testing, certifying,  
17 and credentialing individuals who perform maintenance  
18 and testing of portable fire extinguishers, water-  
19 based fire protection systems, other fire protection  
20 systems, private fire hydrants, and fire alarm  
21 systems; provided that the county fire departments may



1 establish and charge reasonable certification fees[~~+~~];

2 and

3 (4) Create and maintain an informational guide on approved

4 smoke alarms that are in accordance with existing

5 state or county building or residential codes.

6 The informational guide under paragraph (4) shall be prominently

7 posted on the state fire council website and on each county fire

8 department website."

9 SECTION 4. Statutory material to be repealed is bracketed  
10 and stricken. New statutory material is underscored.

11 SECTION 5. This Act shall take effect on July 1, 2050.



**Report Title:**

State Fire Council; Residential Real Property; Smoke Alarms;  
Property Owners; Seller Disclosure Statements; Informational  
Guide

**Description:**

Requires property owners of residential real property to disclose, as part of the mandatory seller disclosures in real estate transactions, whether the installed smoke alarm is in accordance with existing building or residential codes based on information provided by the state fire council. Requires the state fire council to create and maintain an informational guide on approved smoke alarms that are in accordance with existing building or residential codes and post the guide on specified websites. Effective 7/1/2050. (HD2)

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

