

Honolulu, Hawaii MAR 04 , 2022

RE: H.B. No. 1478 H.D. 2

Honorable Scott K. Saiki Speaker, House of Representatives Thirty-First State Legislature Regular Session of 2022 State of Hawaii

Sir:

Your Committee on Consumer Protection & Commerce, to which was referred H.B. No. 1478, H.D. 1, entitled:

"A BILL FOR AN ACT RELATING TO PUBLIC SAFETY,"

begs leave to report as follows:

The purpose of this measure is to require:

- (1) A property owner of residential real property to disclose, as part of the mandatory seller disclosures in real estate transactions, whether the installed smoke alarm in the residential real property is in accordance with existing building or residential codes based on information provided by the State Fire Council; and
- (2) The State Fire Council to create and maintain an informational guide on approved smoke alarms that are in accordance with existing state or county building or residential codes and post the informational guide on the State Fire Council's website and each county fire department's website.

Your Committee received testimony in support of this measure from the State Fire Council, Hawaii Fire Department, Honolulu Fire Department, and one individual. Your Committee received testimony in opposition to this measure from the Hawai'i Association of



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REALTORS and one individual. Your Committee received comments on this measure from the Legislative Action Committee of the Community Associations Institute, Hawaii Chapter.

Your Committee finds that smoke alarms, when properly installed and maintained, provide early warning of a potentially deadly fire and can reduce the risk of dying from a fire. Smoke alarms also play a vital role in reducing fire deaths and injuries. This measure will ensure buyers have important safety information regarding their potential home purchases and may increase the likelihood that smoke alarms will be updated prior to a sale of residential property.

Your Committee has amended this measure by making technical, nonsubstantive amendments for the purposes of clarity, consistency, and style.

As affirmed by the record of votes of the members of your Committee on Consumer Protection & Commerce that is attached to this report, your Committee is in accord with the intent and purpose of H.B. No. 1478, H.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as H.B. No. 1478, H.D. 2.

> Respectfully submitted on behalf of the members of the Committee on Consumer Protection & Commerce,

ANSON, Chair

2022-1902 HB1478 HD2 HSCR HMSO

State of Hawaii House of Representatives The Thirty-first Legislature



Record of Votes of the Committee on Consumer Protection & Commerce

Bill/Resolution No.: HB 1478 HD1	Committee Referral: HSG , CPC		Date: 2/25/22		
The committee is reconsidering its previous decision on the measure.					
The recommendation is to: □ Pass, unamended (as is) □ Pass, with amendments (HD) □ Hold □ Pass short form bill with HD to recommit for future public hearing (recommit) □ □ □					
CPC Members		Ayes	Ayes (WR)	Nays	Excused
1. JOHANSON, Aaron Ling (C)		V			
2. KITAGAWA, Lisa (VC)		\checkmark			
				and a summarian	
3. AQUINO, Henry J.C.					
4. HAR, Sharon E.					
5. HASHEM, Mark J.	n a chuid dhanna 197 An aise an na ann an Ann air an Ann an A	\checkmark		· · · · · · · · · · · · · · · · · · ·	
6. KONG, Sam Satoru	nyan an				
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7. MIZUNO, John M.					
8. MORIKAWA, Dee	<u>e de lesse el constate</u> t		<u>, physically, and sectors of the se</u>		
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9. ONISHI, Richard H.K.		V			
10. TARNAS, David A.				antan Turkina T	
11. MATSUMOTO, Lauren			_		
TOTAL (11	.)	9	<i>U</i>	0	2
The recommendation is: Adopted Not Adopted If joint referral,					
Vice Chair's or designee's signature:					
Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO					