STAND. COM. REP. NO. 367 -22

Honolulu, Hawaii , 2022 MAR 2 4 RE: S.B. No. 449 H.D. 1

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

Sir:

Your Committee on Housing, to which was referred S.B. No. 449 entitled:

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

begs leave to report as follows:

The purpose of this measure is to require sellers of buildings or structures that are wholly or partially occupied for residential purposes to equip the buildings or structures with approved smoke alarms in accordance with existing state or county building or residential codes.

Your Committee received testimony in support of this measure from one individual. Your Committee received testimony in opposition to this measure from the Hawai'i Association of REALTORS.

Your Committee finds that according to the 1994 Uniform Building Code adopted by Hawaii, residents are required to install smoke detectors in all new and renovated dwelling units. Your Committee further finds that smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. Your Committee also finds that requiring the State Fire Council to post an online informational guide on approved smoke alarms will ensure that life-saving information about smoke

2022-2592 SB449 HD1 HSCR HMSO

STAND. COM. REP. NO. 13 C2-22 Page 2

alarms is readily available to potential buyers of residential property and members of the general public.

Accordingly, your Committee has amended this measure by:

- (1) Requiring property owners of residential real property to disclose, as part of the mandatory seller disclosures in real estate transactions, whether an installed smoke alarm is in accordance with existing building or residential codes, rather than requiring sellers to equip a building or structure with an approved smoke alarm upon a sale or transfer;
- (2) Requiring 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 the State Fire Council's and county fire departments' websites;
- (3) Changing the effective date to July 1, 2050, to encourage further discussion; and
- (4) 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 Housing that is attached to this report, your Committee is in accord with the intent and purpose of S.B. No. 449, as amended herein, and recommends that it pass Second Reading in the form attached hereto as S.B. No. 449, H.D. 1, and be referred to your Committee on Consumer Protection & Commerce.

> Respectfully submitted on behalf of the members of the Committee on Housing,

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NADINE K. NAKAMURA, Chair

State of Hawaii

House of Representatives The Thirty-first Legislature

Record of Votes of the Committee on Housing

| Bill/Resolution No.: SB 449 | Committee Referral: HSG, CPC | | | |
|--|---------------------------------|-----------|------|--------------|
| 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) | | | | |
| HSG Members | Ayes | Ayes (WR) | Nays | Excused |
| 1. NAKAMURA, Nadine K. (C) | | | | |
| 2. HASHIMOTO, Troy N. (VC) | | | | |
| 3. AQUINO, Henry J.C. | V | | | |
| 4. CLARK, Linda | | | | \checkmark |
| 5. ILAGAN, Greggor | | | | |
| 6. KITAGAWA, Lisa | | | | |
| 7. LoPRESTI, Matthew S. | | | | |
| 8. TAKUMI, Roy M. | | | | |
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| 9. McDERMOTT, Bob | | | | |
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| TOTAL (9) | 6 | | | 3 |
| The recommendation is: Image: Adopted life point referral, | | | | |
| Vice Chair's or designee's signature: Multure K. Multure | | | | |
| Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO | | | | |