

STAND. COM. REP. NO. 1362 -22

Honolulu, Hawaii

MAR 24 , 2022

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

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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,



NADINE K. NAKAMURA, Chair



