
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.
6 Typically, only the sprinkler head closest to the fire will
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
10 especially susceptible to residential fires. The engineered
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
14 more quickly than antique furnishings. A home without
15 sprinklers places not only the occupants but also fire fighters
16 in extreme danger.



1 § -2 **Disclosure of residential fire sprinkler system**
2 **benefits and costs.** At the time of or prior to agreeing to
3 final pricing for construction of a new dwelling, the builder
4 shall provide to the buyer a copy of written materials prepared
5 and adopted by the state fire council that detail the benefits
6 of residential fire sprinkler systems. The builder shall also
7 provide a written estimate of the costs associated with
8 installing and maintaining a residential fire sprinkler system.
9 The buyer shall acknowledge receipt of the materials in writing
10 on a form provided by and filed with the appropriate county fire
11 department where the new dwelling is to be located. Upon
12 request of the buyer, the builder shall install a residential
13 fire sprinkler system or other requested fire suppression system
14 at the buyer's expense.

15 § -3 **Remedies and penalties.** Upon a finding that any
16 person has wilfully violated this chapter, the person shall be
17 subject for a first offense to a civil penalty of not less than
18 \$75 or more than \$150 and, for each subsequent offense, a civil
19 penalty of not less than \$100 or more than \$250. For the
20 purposes of this chapter, a wilful violation occurs when the



1 person committing the violation knew or should have known that
2 the conduct was of the nature prohibited by this chapter.

3 § -4 Residential fire sprinkler cost estimate form. (a)

4 To effectuate this chapter, each county fire department shall
5 develop a standard form or forms to be used to confirm the
6 buyer's receipt of the written materials required by section
7 -2. The form or forms may be amended from time to time by
8 each respective county fire department.

9 (b) The form shall include:

10 (1) An acknowledgement that the buyer received a copy of
11 written materials prepared and adopted by the state
12 fire council that detail the benefits of residential
13 fire sprinkler systems;

14 (2) The cost estimate provided by the builder for
15 installing and maintaining a residential fire
16 sprinkler system; and

17 (3) An indication of whether the buyer accepted or
18 rejected the installation of a residential fire
19 sprinkler system or other fire suppression system."

20 SECTION 3. This Act shall take effect on July 1, 2025.



Report Title:

State Fire Council Package; Fire Protection; Mandatory Disclosure; County Fire Department

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 each county fire department to develop a standard form for this purpose. Effective 7/1/2025. (HD2)

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