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# 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 properly installed  
2 and maintained smoke alarms play a vital role in reducing fire  
3 deaths and injuries. When there is a fire, smoke spreads fast  
4 and working smoke alarms provide an early warning to allow those  
5 present to escape quickly. Accordingly, the legislature finds  
6 that smoke alarms are an essential part of home fire escape  
7 plans.

8           The purpose of this Act is to require sellers of any  
9 building or structure that is or can be occupied, in whole or in  
10 part, for residential purposes to equip the building with  
11 working smoke alarms in conformance with state or county  
12 building or residential codes.

13           SECTION 2. Chapter 132, Hawaii Revised Statutes, is  
14 amended by adding a new section to be appropriately designated  
15 and to read as follows:

16           "§132-       Smoke alarms; residences. (a) Upon the sale or  
17 transfer of any residential real property, the property shall be



1 equipped by the seller with smoke alarms that conform with all  
2 applicable state and county building or residential codes.

3 For purposes of this section, "residential real property"  
4 means real property upon which is situated a dwelling unit  
5 comprising not more than four family units, the primary use of  
6 which is occupancy as a home, including a condominium or  
7 cooperative apartment.

8 (b) Each county fire department shall enforce this  
9 section."

10 SECTION 3. This Act does not affect rights and duties that  
11 matured, penalties that were incurred, and proceedings that were  
12 begun before its effective date.

13 SECTION 4. New statutory material is underscored.

14 SECTION 5. This Act shall take effect on July 1, 2025.



**Report Title:**

State Fire Council Package; Smoke Alarms; Residential Buildings  
or Structures

**Description:**

Requires the sellers of residential real property to provide  
smoke alarms in the building. Takes effect on 7/1/2025. (HD1)

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

