

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



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,


AARON KING JOHANSON, Chair



