

STAND. COM. REP. NO. **1902**-22

Honolulu, Hawaii

, 2022

APR 08

RE: S.B. No. 449
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 S.B. No. 449, 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) Property owners 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, Maui Fire Department, and Honolulu Fire Department. Your Committee received testimony in opposition to this measure from the Hawai'i Association of REALTORS.

2022-2730 SB449 HD2 HSCR HMSO



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 and extensive property damage. 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:

- (1) Inserting a definition for "smoke alarm"; and
- (2) 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 S.B. No. 449, H.D. 1, as amended herein, and recommends that it pass Third Reading in the form attached hereto as S.B. No. 449, H.D. 2.

Respectfully submitted on
behalf of the members of the
Committee on Consumer
Protection & Commerce,


AARON LING JOHANSON, Chair



State of Hawaii
House of Representatives
The Thirty-first Legislature

HSCR 1902-22

Record of Votes of the Committee on Consumer Protection & Commerce

| Bill/Resolution No.: SB 449, HD1 | Committee Referral: HSC, CPC | Date: 3/30/22 | | |
|--|---------------------------------|------------------|------|---------|
| <input type="checkbox"/> The committee is reconsidering its previous decision on the measure. | | | | |
| The recommendation is to: <input type="checkbox"/> Pass, unamended (as is) <input checked="" type="checkbox"/> Pass, with amendments (HD) <input type="checkbox"/> Hold <input type="checkbox"/> Pass short form bill with HD to recommit for future public hearing (recommit) | | | | |
| CPC Members | Ayes | Ayes (WR) | Nays | Excused |
| 1. JOHANSON, Aaron Ling (C) | ✓ | | | |
| 2. KITAGAWA, Lisa (VC) | ✓ | | | |
| 3. AQUINO, Henry J.C. | ✓ | | | |
| 4. HAR, Sharon E. | | | | ✓ |
| 5. HASHEM, Mark J. | | | | ✓ |
| 6. KONG, Sam Satoru | | | | ✓ |
| 7. MIZUNO, John M. | ✓ | | | |
| 8. MORIKAWA, Dee | ✓ | | | |
| 9. ONISHI, Richard H.K. | ✓ | | | |
| 10. TARNAS, David A. | ✓ | | | |
| 11. MATSUMOTO, Lauren | ✓ | | | |
| TOTAL (11) | 8 | 0 | 0 | 3 |
| The recommendation is: <input checked="" type="checkbox"/> Adopted <input type="checkbox"/> Not Adopted If joint referral, _____ did not support recommendation. committee acronym(s) | | | | |
| Vice Chair's or designee's signature: <u><i>David Tarnas</i></u> | | | | |
| Distribution: Original (White) – Committee Duplicate (Yellow) – Chief Clerk's Office Duplicate (Pink) – HMSO | | | | |