

# SENATE BILL REPORT

## HB 1433

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As Reported By Senate Committee On:  
Judiciary, February 26, 2002

**Title:** An act relating to the disclosure of fire protection and building safety information.

**Brief Description:** Requiring disclosure of fire protection and building safety information.

**Sponsors:** Representatives Cooper, Simpson, Linville, Wood, Ruderman, McDermott and Murray.

**Brief History:**

**Committee Activity:** Judiciary: 2/21/02, 2/26/02 [DP].

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### SENATE COMMITTEE ON JUDICIARY

**Majority Report:** Do pass.

Signed by Senators Kline, Chair; Kastama, Vice Chair; Costa, Hargrove, Long, McCaslin, Poulsen and Thibaudeau.

**Staff:** Dick Armstrong (786-7460)

**Background:** Under the state fire protection law, all dwelling units occupied by persons other than the owner, or built/manufactured after 1980, must be equipped with smoke detection devices. Installation of the smoke detection devices is the owner's responsibility, and the owner is also required to ensure that a device is operational after the dwelling becomes vacant. The tenant is responsible for maintaining the smoke detection device, including the replacement of batteries. Noncompliance by a landlord or tenant is punishable by a fine up to \$200.

The state's Residential Landlord-Tenant Act regulates the relationship between a residential property owner (landlord) and the renter of the residential property (tenant). Under the act, tenants are provided with a written notice: (1) that the dwelling unit has smoke detection; (2) that the tenant is responsible for maintaining the smoke detection device in working condition; and (3) that there are penalties for failure to maintain the smoke detection devices in the dwelling unit.

**Summary of Bill:** The state's Residential Landlord-Tenant Act is revised to require the landlord of a multi-family residential dwelling to provide a written statement to tenants disclosing fire safety and protect information. The disclosure statement must include information on the fire protection features of the individual dwelling unit and the premises, such as fire sprinkler systems, fire alarm systems, smoke detection devices (including whether they are hard wired or battery operated), other monitoring and detection systems, fire response plans, and evacuation practices, to the extent they exist, and if there is a smoking policy.

**Appropriation:** None.

**Fiscal Note:** Not requested.

**Effective Date:** Ninety days after adjournment of session in which bill is passed.

**Testimony For:** Realtors support the bill. The bill will provide valuable information to tenants. The date in the bill to notify current tenants is not a major issue for the realtors because such notification is already taking place in many apartments.

**Testimony Against:** None.

**Testified:** Bob Mitchell, WA Assn. of Realtors (pro).