STATE OF NEW YORK

749

2025-2026 Regular Sessions

IN SENATE

(Prefiled)

January 8, 2025

Introduced by Sen. BAILEY -- read twice and ordered printed, and when printed to be committed to the Committee on Rules

AN ACT to amend the executive law, in relation to requiring that residential buildings with common spaces shared between three or more dwelling units have installed a smoke detector which can be clearly heard in such common spaces, and to amend a chapter of the laws of 2024 amending the executive law relating to requiring the installation of smoke detectors in common places of certain dwellings, as proposed in legislative bills numbers S. 3249-B and A. 5730-B, in relation to the effectiveness thereof

The People of the State of New York, represented in Senate and Assembly, do enact as follows:

Section 1. The subdivision heading and paragraph c of subdivision 5-b of section 378 of the executive law, as amended by a chapter of the laws of 2024 amending the executive law relating to requiring the installation of smoke detectors in common places of certain dwellings, as proposed in legislative bills numbers S. 3249-B and A. 5730-B, are amended to read as follows:

Standards for installation of [~~single station~~] smoke detecting alarm devices requiring that:

c. every [~~multiple-family dwelling, except for a property owned or operated by a public housing authority subject to federal safety and inspection standards pursuant to title twenty-four of the code of federal regulations, and every dwelling accommodation located in a building owned as a condominium or cooperative in the state used as a residence,~~] **residential building with a common space or common spaces shared between three or more dwelling units** shall have installed an operable [~~single station~~] smoke detecting alarm device [~~or~~]**,** devices [~~in an area so~~]**, system or systems such** that [~~it~~] **an alarm notification** is clearly audible in each common space, with rules to be promulgated by the council **in**

EXPLANATION--Matter in *italics* (underscored) is new; matter in brackets [-] is old law to be omitted.

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accordance with nationally recognized standards. [~~For purposes of this subdivision, common space means a space~~] The council shall define common spaces for the purposes of the standards promulgated pursuant to this paragraph, provided that such definition shall include any spaces accessible by all residents, including, but not limited to, [~~a lobby~~] lobbies, [~~a hallway~~] hallways, and [~~a stairwell~~] stairwells,

§ 2. Section 2 of a chapter of the laws of 2024 amending the executive law relating to requiring the installation of smoke detectors in common places of certain dwellings, as proposed in legislative bills numbers S. 3249-B and A. 5730-B, is amended to read as follows:

§ 2. This act shall take effect [~~immediately~~] December 31, 2025. Effective immediately, the addition, amendment and/or repeal of any rule or regulation necessary for the implementation of this act on its effective date are authorized to be made and completed on or before such effective date.

§ 3. This act shall take effect immediately; provided, however, that section one of this act shall take effect on the same date and in the same manner as a chapter of the laws of 2024 amending the executive law relating to requiring the installation of smoke detectors in common places of certain dwellings, as proposed in legislative bills numbers S. 3249-B and A. 5730-B, takes effect.