



NEW YORK STATE BUILDERS ASSOCIATION, INC.

Peter Florey | President

Michael Fazio | Executive Director

Talking Points Against Mandatory Residential Fire Sprinkler Systems in New York

- **Urge Rejection of Mandate:** I strongly urge you to oppose the Fire Prevention and Building Code Council's proposal to mandate residential fire sprinkler systems in all new one- and two-family homes, which will be discussed on December 6th.
- **Impact on Housing Affordability:** New Yorkers are already at a breaking point, and this unfunded mandate would worsen New York's housing affordability crisis.
 - Adding \$20,000–\$30,000 per home could increase prices by 3–5%, pricing thousands of families out of homeownership.
 - From 2019 to 2023, home prices rose over 41%, with the median new home now exceeding \$600,000—beyond the reach of over 75% of families, given a median household income of \$82,095.
- **Erosion of Consumer Choice:**
 - For nearly a decade, state law has informed home buyers about the cost and benefits of fire sprinkler systems. Despite this, the overwhelming majority opt not to install them.
 - Forcing buyers to pay for something they routinely reject undermines their freedom of choice.
- **Ineffectiveness for Fire Fatality Prevention:**
 - Residential fire fatalities overwhelmingly occur in older homes, with a median construction year of 1932. Between 2019 and 2023, no fatalities occurred in new one- or two-family homes built after 2000.
 - Efforts should focus on ensuring all homes, especially older ones, have functioning smoke and carbon monoxide alarms, which have proven life-saving benefits.