

# SENATE BILL 513

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CF HB 149

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By: Senator Smith

Introduced and read first time: February 2, 2026

Assigned to: Education, Energy, and the Environment

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## A BILL ENTITLED

1 AN ACT concerning

2 **Fire Prevention – Assistant Fire Marshals, Residential Rental High-Rise**  
3 **Property Fire Safety Equipment, and Fire Alarm System Technicians**

4 FOR the purpose of authorizing a county or municipal corporation to designate certain fire  
5 marshals with the approval of the State Fire Marshal or to request that the State  
6 Fire Marshal designate certain fire marshals and requiring the State Fire Marshal  
7 to adopt certain regulations governing the qualifications, training, standards, and  
8 certification of designees; requiring installation of certain fire prevention in certain  
9 high-rise residential buildings; requiring the State Fire Prevention Commission to  
10 adopt certain regulations relating to fire alarm system technicians; and generally  
11 relating to fire safety.

12 BY repealing and reenacting, with amendments,

13 Article – Public Safety

14 Section 6–304, 9–102, 9–901, and 9–902

15 Annotated Code of Maryland

16 (2022 Replacement Volume and 2025 Supplement)

17 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND,

18 That the Laws of Maryland read as follows:

19 **Article – Public Safety**

20 6–304.

21 (a) (1) A county or municipal corporation of the State may designate **WITH**  
22 **THE APPROVAL OF THE STATE FIRE MARSHAL, OR MAY REQUEST THAT THE STATE**  
23 **FIRE MARSHAL DESIGNATE**, a fire marshal or appropriate fire official to serve as  
24 assistant State fire marshal to carry out this title, including issuing orders, in that county  
25 or municipal corporation.

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EXPLANATION: CAPITALS INDICATE MATTER ADDED TO EXISTING LAW.

[Brackets] indicate matter deleted from existing law.



(2) An assistant State fire marshal may not receive compensation from the

12 (I) MINIMUM TRAINING, CERTIFICATION, AND OTHER  
13 STANDARDS RELATING TO FIRE INSPECTION:

19 (IV) ACCEPTABLE MINIMUM STANDARDS FOR THE ELIGIBILITY  
20 OF AN INDIVIDUAL TO SERVE AS AN ASSISTANT STATE FIRE MARSHAL OR A SPECIAL  
21 ASSISTANT STATE FIRE MARSHAL; AND

22 (v) POLICIES FOR APPLICATION FOR, REVIEW OF, EXPIRATION  
23 OF, RENEWAL OF, AND PROBATIONARY STATUS FOR THE POSITIONS OF ASSISTANT  
24 STATE FIRE MARSHAL AND SPECIAL ASSISTANT STATE FIRE MARSHAL.

31 (i) a law enforcement officer involved in arson investigations;

32 (ii) any other suitable individual who meets the standards  
33 established under this section; or

7 3. the fire department is organized and operates in the State.

(2) A special assistant State fire marshal serves at the pleasure of the State Fire Marshal.

10 (3) A special assistant State fire marshal may not receive compensation  
11 from the State.

12 (4) Each special assistant State fire marshal shall assist the State Fire  
13 Marshal in carrying out the duties of the State Fire Marshal under this title.

14 (d) The Commission may remove an assistant or special assistant State fire  
15 marshal for just cause by a majority decision:

16 (1) on the recommendation of the State Fire Marshal; and

17 (2) after an administrative hearing.

18 9-102.

19                   (a)    (1)    In this section, "high-rise building" means a building [for human  
20 occupancy that is:

21 (i) seven or more stories above grade level; or

22 (ii) over 75 feet in height] WHERE THE FLOOR OF AN OCCUPIABLE  
23 STORY IS GREATER THAN 75 FEET ABOVE THE LOWEST LEVEL OF FIRE DEPARTMENT  
24 VEHICLE ACCESS.

25 (2) "High-rise building" does not include:

26 (i) a structure or building used exclusively for open-air parking; or

27 (ii) a building used exclusively for agricultural purposes.

28 (b) This subtitle applies throughout the State, including Baltimore City.

16                           **2. COST AN AMOUNT EQUAL TO 40% OF THE VALUE OF**  
17   **THE BUILDING AS ASSESSED BY THE STATE DEPARTMENT OF ASSESSMENTS AND**  
18   **TAXATION.**

19 (II) BEGINNING OCTOBER 1, 2026, AUTOMATIC FIRE  
20 SPRINKLERS SHALL BE INSTALLED IN ACCORDANCE WITH NFPA STANDARDS IN  
21 EACH RESIDENTIAL RENTAL HIGH-RISE BUILDING THAT IS UNDERGOING A  
22 SUBSTANTIAL RENOVATION

1                           4. WHETHER THE PROPOSED RENOVATIONS ARE  
2 OPTIONAL OR COSMETIC CHANGES.

3                           (IV) A SUBSTANTIALLY RENOVATED RESIDENTIAL RENTAL  
4 HIGH-RISE BUILDING SHALL ALSO HAVE THE FOLLOWING FIRE PROTECTION AND  
5 LIFE SAFETY FEATURES:

6                           1. SMOKE ALARMS OR HEAT DETECTORS IN EVERY  
7 SLEEPING AREA;

8                           2. STAIRWELLS ENCLOSED WITH AT LEAST 2-HOUR FIRE  
9 RESISTANCE RATED CONSTRUCTION WITH AT LEAST 90-MINUTE FIRE RESISTANCE  
10 RELATED, SELF-CLOSING, AND SELF-LATCHING DOORS;

11                           3. AT LEAST 20-MINUTE FIRE RESISTANCE RATED  
12 CORRIDOR DOORS UNLESS PARTIAL SPRINKLER PROTECTION IS PROVIDED;

13                           4. SMOKEPROOF EXIT ENCLOSURES VIA NATURAL  
14 VENTILATION, MECHANICAL VENTILATION INCORPORATING A VESTIBULE, OR  
15 PRESSURIZING THE STAIR ENCLOSURE;

16                           5. AT LEAST TWO SMOKE COMPARTMENTS ON EACH  
17 FLOOR; AND

18                           6. DECREASED MAXIMUM EXIT ACCESS TRAVEL  
19 DISTANCES.

20                           (d) Smoke alarms shall:

21                           (1) be installed in accordance with NFPA 72: National Fire Alarm and  
22 Signaling Code as referenced by the State Fire Prevention Code;

23                           (2) be listed and labeled by a nationally recognized testing laboratory to  
24 comply with Underwriters Laboratories (UL) 217, "Standard for safety for single and  
25 multiple station smoke alarms";

26                           (3) be suitable for sensing visible or invisible products of combustion; and

27                           (4) sound an alarm suitable to warn the occupants.

28                           (e) Local jurisdictions may adopt smoke alarm regulations that are more  
29 stringent than the provisions of this subtitle.

30 9-901.

1           **(A)** In this subtitle[, “fire] THE FOLLOWING WORDS HAVE THE MEANINGS  
2 INDICATED.

3           **(B)** “FIRE ALARM SYSTEM TECHNICIAN” MEANS A PERSON WHO IS ENGAGED  
4 IN THE PERFORMANCE, DOCUMENTATION, PLANNING, AND COORDINATION OF THE  
5 PERIODIC INSPECTION AND TESTING OF EXISTING FIRE ALARM SYSTEMS AND THEIR  
6 COMPONENTS, NOT INCLUDING THE COMMISSIONING OF NEW SYSTEMS.

7           **(C)** “FIRE sprinkler contractor” means a person who designs, installs, inspects,  
8 tests, repairs, or modifies a fire sprinkler system.

9 9–902.

10           (a) **(1)** The State Fire Prevention Commission shall adopt regulations to  
11 establish a program to license and regulate fire sprinkler contractors in the State.

12           [(b)] **(2)** The State Fire Prevention Commission shall adopt regulations to:

13           [(1)] **(I)** define fire sprinkler contractor;

14           [(2)] **(II)** define fire sprinkler system[,] in a manner that does not conflict  
15 with § 12–101(l), (m), or (n) of the Business Occupations and Professions Article;

16           [(3)] **(III)** designate and identify exemptions to the regulations;

17           [(4)] **(IV)** establish requirements for licensure including professional and  
18 technical standards and requirements for liability insurance;

19           [(5)] **(V)** establish a schedule of fees for licenses that will recover but not  
20 exceed the direct and indirect costs associated with the issuance of the licenses; and

21           [(6)] **(VI)** establish procedures for the State Fire Marshal to deny, suspend,  
22 or revoke the license of a person who fails to comply with any regulation adopted by the  
23 State Fire Prevention Commission under this subtitle.

24           **(B)** **(1)** THE STATE FIRE PREVENTION COMMISSION SHALL ADOPT  
25 REGULATIONS TO ESTABLISH A PROGRAM TO LICENSE AND REGULATE FIRE ALARM  
26 SYSTEM TECHNICIANS AND FIRE ALARM SYSTEM COMPANIES IN THE STATE.

27           **(2)** THE STATE FIRE PREVENTION COMMISSION SHALL ADOPT  
28 REGULATIONS TO:

29           **(I)** DEFINE FIRE ALARM SYSTEM TECHNICIAN;

4 (III) DESIGNATE AND IDENTIFY EXEMPTIONS TO THE  
5 REGULATIONS;

6 (IV) ESTABLISH REQUIREMENTS FOR LICENSURE, INCLUDING  
7 PROFESSIONAL AND TECHNICAL STANDARDS AND REQUIREMENTS FOR LIABILITY  
8 INSURANCE;

12 (VI) ESTABLISH PROCEDURES FOR THE STATE FIRE MARSHAL  
13 TO DENY, SUSPEND, OR REVOKE THE LICENSE OF A PERSON WHO FAILS TO COMPLY  
14 WITH ANY REGULATION ADOPTED BY THE STATE FIRE PREVENTION COMMISSION  
15 UNDER THIS SUBTITLE.

16 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
17 October 1, 2026.