

# Written Testimony in Support of House Bill 1221

Public Safety – Short-Term Rental Units – Fire Safety  
(Jillian and Lindsay Wiener Short-Term Rental Fire Safety Act)

Dear Chair and Members of the Committee,

My name is Haley Agranoff, and I am writing in strong support of House Bill 1221, the Jillian and Lindsay Wiener Short-Term Rental Fire Safety Act.

This bill is deeply personal to me.

Lindsay was not only my best friend, but my college roommate. In 2022, the Wiener family was on what was supposed to be a joyful family vacation in the Hamptons. They rented a home for their stay. Instead of creating memories, that trip turned into unimaginable tragedy. The house caught fire due to a lack of proper fire safety measures, including non-working smoke detectors and insufficient protections.

Lindsay and her older sister, Jillian, did not make it out. Their older brother, Zach, and their parents, Alisa and Lew, survived. What should have been a peaceful vacation became a living nightmare.

About a year and a half later, Lew passed away from cancer. As you can imagine, this left Alisa and Zach carrying excruciating levels of grief. In a matter of months, their family was forever altered. No family should endure that kind of compounded loss — especially from a preventable tragedy.

Alisa has turned her unimaginable pain into action. She has worked tirelessly to create this bill so that what happened to her daughters does not happen to another family. I am writing today to stand beside her and urge you to pass this legislation.

House Bill 1221 establishes clear, practical, and reasonable fire safety standards for short-term rental units offered for less than 30 consecutive days. It requires conspicuously posted evacuation diagrams identifying all exits, posted emergency telephone numbers for law enforcement and fire rescue services, working fire extinguishers in each unit, and properly installed, interconnected, and functioning smoke alarms. It also requires replacement of smoke alarms that are more than 10 years old or nonfunctional, and mandates annual local inspections to ensure compliance.

These are not burdensome requirements. They are basic, life-saving protections. In a fire, seconds matter. Interconnected alarms that are audible in sleeping rooms, clear evacuation routes, and functioning safety equipment can mean the difference between life and death.

Families who rent short-term homes reasonably assume that the property meets fundamental safety standards. This bill ensures that assumption is no longer left to chance.

Lindsay was vibrant, kind, and full of life. Jillian was strong and deeply loved. Their absence is felt every single day. While nothing can undo what happened, we have the opportunity to ensure that their legacy protects others.

Passing House Bill 1221 is a powerful and necessary step toward preventing future tragedies. I respectfully urge you to vote in favor of this bill.

Thank you for your time and consideration.

Sincerely,  
Haley Agranoff