

119TH CONGRESS
1ST SESSION

S. 504

To amend the Internal Revenue Code of 1986 to classify certain automatic fire sprinkler system retrofits as 15-year property for purposes of depreciation.

IN THE SENATE OF THE UNITED STATES

FEBRUARY 10, 2025

Mr. BENNET (for himself and Ms. COLLINS) introduced the following bill;
which was read twice and referred to the Committee on Finance

A BILL

To amend the Internal Revenue Code of 1986 to classify certain automatic fire sprinkler system retrofits as 15-year property for purposes of depreciation.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “High Rise Fire Sprin-
5 kler Incentive Act of 2025”.

6 **SEC. 2. CLASSIFICATION OF CERTAIN AUTOMATIC FIRE**
7 **SPRINKLER SYSTEM RETROFITS.**

8 (a) TREATMENT AS 15-YEAR PROPERTY.—Section
9 168(e)(3)(E) of the Internal Revenue Code of 1986 is
10 amended by striking “and” at the end of clause (vi), by

1 striking the period at the end of clause (vii) and inserting
 2 “, and”, and by adding at the end the following:

3 “(viii) any automatic fire sprinkler
 4 system retrofit property.”.

5 (b) APPLICABLE DEPRECIATION METHOD.—Section
 6 168(b)(3) of such Code is amended by adding at the end
 7 the following new subparagraph:

8 “(H) Any automatic fire sprinkler system
 9 retrofit property.”.

10 (c) ALTERNATIVE SYSTEM.—The table contained in
 11 section 168(g)(3)(B) of such Code is amended by inserting
 12 after the item relating to subparagraph (E)(vii) the fol-
 13 lowing:

(E)(viii)	39
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14 (d) DEFINITION OF AUTOMATIC FIRE SPRINKLER
 15 SYSTEM RETROFIT PROPERTY.—Section 168(i) of such
 16 Code is amended by adding at the end the following new
 17 paragraph:

18 “(20) AUTOMATIC FIRE SPRINKLER SYSTEM
 19 RETROFIT PROPERTY.—The term ‘automatic fire
 20 sprinkler system retrofit property’ means any sprin-
 21 kler system which—

22 “(A) meets the standards of National Fire
 23 Protection Association 13 (or any successor
 24 benchmark),

1 “(B) is installed for use in residential
2 property, and

3 “(C) is installed in a building which—

4 “(i) was placed in service before the
5 date of such installation, and

6 “(ii) has an occupiable floor more
7 than 75 feet above the lowest level of fire
8 department vehicle access.”.

9 (e) EFFECTIVE DATE.—The amendments made by
10 this section shall apply after the date of enactment of this
11 Act.

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