

117TH CONGRESS  
1ST SESSION

# S. 3346

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

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IN THE SENATE OF THE UNITED STATES

DECEMBER 8, 2021

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

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## 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 2021”.

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:

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(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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