

March 26, 2009

**S 1007. AMEND HOME INSPECTOR LICENSURE LAWS.** Filed 3/25/09.  
*AMENDING THE LAWS UNDER THE NORTH CAROLINA HOME INSPECTOR  
LICENSURE ACT.*

Amends GS 143-151.51(a) to add new requirements for becoming licensed as a home inspector. Enacts GS 143-151.51(b) requiring applicants to submit evidence of certain general liability insurance and either minimum net assets, a bond, or certain errors and omissions insurance. Enacts GS 143-151.51(c) providing that all home inspectors licensed on or before September 30, 2011, must complete an abbreviated licensing education program prescribed by the Board, but certain home inspectors may apply for a waiver. Enacts GS 143-151.51(d) requiring all associate licensed home inspectors with an active license on October 1, 2011, to complete specified steps to receive a home inspector license. Effective September 1, 2009, amends GS 143-151.54 to require reporting by license holders who are convicted of felonies or misdemeanors or are disciplined by any governmental agency in connection with an occupational or professional license. Effective September 1, 2009, amends GS 143-151.55 pertaining to license renewals, inactive licenses, and lapsed licenses. Effective October 1, 2011, amends GS 143-151.56 authorizing the Board to take action including denying or refusing to issue or renew a license when a person has failed to comply with the requirements in GS 143-151.51. Amends GS 143-151.57 to provide that applicants may take the examination only once every 180 days. Effective October 1, 2011, amends GS 143-151.58 to require (1) inspectors to provide a summary page with each written report of the home inspection for each prepurchase home inspection of three or more systems; (2) that if an inspector includes a deficiency in the written report that is stated as a violation of the State Residential Building Code, the inspector must determine the construction dates of the home State and municipal building codes in effect at the time of construction and must conduct the home inspection using the building codes in effect at the time of the construction; and (3) licensed home inspectors must maintain general liability insurance as required by G.S. 143-151. Effective September 1, 2009, amends GS 143-151.64(a) pertaining to continuing education requirements. Provides that effective September 30, 2011, the Board shall not issue associate home inspector licenses or accept any applications for licensure as an associate home inspector after April 1, 2011. Repeals GS 143-151.51(a)(3) and (5) effective September 30, 2011, and G.S. 143-151.52 effective September 30, 2013. Unless otherwise specified, provisions become effective when they become law.

**Intro. by Hoyle, Vaughan.**

GS 143

May 11, 2009

**S 1007. AMEND HOME INSPECTOR LICENSURE LAWS.** Filed 3/25/09. Senate committee substitute makes the following changes to 1st edition. Effective September 30, 2011, repeals GS 143-151.49(b), which requires the North Carolina Code Official Qualification Board (Board), in developing licensing examination, to emphasize knowledge gained through experience. Also repeals, effective September 30, 2011, GS 143-151.51(a)(3), which requires an applicant for a license as a home inspector to have minimum net assets or a bond in an amount to be determined by the Board. Instead, effective September 30, 2011, amends GS 143-151.51 to add

subsection (a1), requiring an applicant who has satisfactorily completed the licensing requirements in subsection (a), to submit evidence to the Board that the applicant has general liability insurance in the amount of \$250,000 and one of the following: (1) minimum net assets in an amount determined by the Board, (2) a bond in an amount determined by the Board, and (3) error or omissions insurance in the amount of \$250,000. Provides additional guidelines as to minimum and maximum amounts for net assets and the bond.

Directs all licensed associate home inspectors with an active license to complete one of two options for licensure *and* pass the licensing exam prescribed by the Board (was, complete either of the two options) prior to the issuance of a home inspector license by the Board. Provides that if an associate home inspector fails to complete the requirements of proposed GS 143-151.51(c) before October 1, 2013, the Board will cancel the associate home inspector's license. Beginning September 30, 2011, prohibits the Board from issuing *new* associate home inspector licenses (was, prohibited the Board from issuing associate home inspector licenses), but permits the Board to renew existing associate home licenses on September 30, 2012. Makes conforming changes, effective September 30, 2013, to GS 143-151.50, 143-151.55(d), 143-151.57(a), 143-151.58(a), and 143-151.58(a1) and (a2) to delete references to the licensing of associate home inspector. Also makes conforming changes to delete references to an associate home inspector or an associate home inspector license by repealing the following, effective September 30, 2013: GS 143-151.45(1), 143-151.52, 143-158(c), and 143-151.61.

Amends GS 143-151.58 to modify the content required for the summary page of the home inspection report. Makes additional clarifying, organizational, and technical changes to the *Home Inspector Licensure Act*. Except as otherwise indicated, effective when it becomes law.

June 4, 2009

**S 1007. AMEND HOME INSPECTOR LICENSURE LAWS.** Filed 3/25/09. Senate committee substitute makes the following changes to 2nd edition. Reorganizes the provisions of the act and makes the following substantive changes.

*Continuing Education Requirements.* Effective October 1, 2009. Amends GS 143-151.64(a) to clarify that continuing education hour requirements set by the North Carolina Home Inspector Licensure Board (Board) for licensees under the NC Home Inspector Licensure Act (Act) can not be less than 12 hours or more than 20 hours.

Directs the Board, under its authority to establish continuing education (CEU) requirements as a condition of licensure under GS 143-151.49(a)(12) and GS 143-151.55(a), to require home inspectors and associate home inspectors licensed on or before September 30, 2011, to complete a CEU program that focuses on inspection techniques and reporting requirements. Requires that the CEU program consist of 48 hours of instruction, comprised of three separate 16 hour segments. Requires that a separate segment be offered for each renewal period and specifies additional guidelines regarding meeting the renewal requirements. Deletes provisions that provided for an abbreviated licensing education program and a process for obtaining a waiver of the abbreviated licensing requirements.

*Licensure Requirements.* Effective October 1, 2011. Amends GS 143-151.49 to provide that the Board has the power to establish education requirements for licensure. Specifies that the Board has the power to *examine* and determine (was, determine) the qualifications and fitness of applicants for a new or renewed license.

Provides that the *education requirements* (was, exam) include an education program adopted by the Board that consists of no more than 200 hours of instruction. Deletes similar language in proposed amendments to GS 151.51(a)(5). Deletes provision that would have repealed GS 143-151.49(b) regarding education requirements.

Amends GS 143-151.51 to clarify the requirements to be eligible to be licensed as a home inspector. Deletes (a)(3), requiring an applicant for licensure to have net assets or a bond as determined by the board. Deletes provision that allowed an applicant having a high school diploma or its equivalent to meet the licensure eligibility requirements if the individual had been working as a licensed associate home inspector for at least one year and had completed 100 home inspections for compensation. Instead requires that individual to satisfactorily complete an education program approved by the Board within three years of the date that the individual

submits an application for licensure. Provides that an individual may qualify for licensure if the individual is in good standing with the individual's licensing board and is licensed as a general contractor for at least six months.

*Associate Home Inspector Licensure Sunset.* Prohibits the Board from issuing a license for an associate home inspector on or after October 1, 2011, and renewing an associate home inspector license on or after October 1, 2013. Permits a person who holds a license as an associate home inspector on October 1, 2011, to satisfy the education program requirement for licensure as a home inspector by working as a licensed associate home inspector for one year and completing 100 home inspections for compensation.

Effective October 1, 2013, makes conforming changes to GS 143-151.50, GS 143-151.55(d), GS 143-151.57(a), and GS 143-151.58 to sunset provisions regarding associate home inspector licensure. Changes the effective date for GS 143-151.54 (Miscellaneous license provisions) and GS 143-151.55(b) and (c) to October 1, 2009 (was, when the act becomes law). Makes additional conforming and organizational changes.

Except as otherwise provided, the act is effective when it becomes law.

July 29, 2009

**S 1007. AMEND HOME INSPECTOR LICENSURE LAWS.** Filed 3/25/09. House committee substitute makes the following changes to 3rd edition. Clarifies in proposed amended GS 143-151.51 that a person qualifying under subdivision (5)c. *on or after October 1, 2011*, must remain in good standing with the person's respective licensing board. Provides that, upon compliance with the conditions of licensure, an applicant must meet all of the listed insurance requirements to be eligible to be licensed as a home inspector (was, the NC Home Inspector Licensure Board (Board) must issue a license to such applicants). Decreases the minimum and maximum amounts, to be determined by the Board, which an applicant may meet to satisfy insurance requirements, to a minimum amount of \$5,000 (was, \$17,500) and a maximum amount of \$10,000 (was, \$35,000) for net assets and bonds.

Modifies proposed language in GS 143-151.58 to require that a licensee who includes a deficiency in the written report of a home inspection that is a violation of the State Residential Building Code (1) determine the date of construction, *renovation, and any subsequent installation or replacement of any system or component of the home*, (2) determine the State Building Code in effect (was, state and municipal building codes in effect) and (3) conduct the home inspection using the building codes in effect at the time of any of those activities. Requires that the written report include specified information and photocopies of the relevant provisions of the State Building Code to determine any violation stated in the report in order to fully inform the client. Allows the Board to adopt more restrictive rules on the use of the State Building Code by home inspectors.

August 6, 2009

**S 1007. AMEND HOME INSPECTOR LICENSURE LAWS.** Filed 3/25/09. House committee substitute makes the following changes to 4th edition. Amends GS 143-151.58 to require that the summary page of the home inspection reports must describe (was, may describe) any system or component that, based on documented tangible evidence, appears not to function as intended and that requires subsequent examination or further investigation by a specialist.

September 1, 2009

**SL 2009-509 (S 1007). AMEND HOME INSPECTOR LICENSURE LAWS. AN ACT AMENDING THE LAWS UNDER THE NORTH CAROLINA HOME INSPECTOR LICENSURE ACT.** Summarized in *Daily Bulletin* 3/26/09, 5/11/09, 6/4/09, 7/29/09, and 8/6/09. Enacted August 26, 2009. Effective August 26, 2009, except as otherwise provided.