SLS 20RS-520 ORIGINAL

2020 Regular Session

SENATE BILL NO. 278

BY SENATOR JOHNS

1

COMMERCIAL REGULATIONS. Provides relative to the Louisiana State Board of Home Inspectors. (8/1/20)

AN ACT

2	To amend and reenact R.S. 37:1477(C) and (D) and 1478(B), relative to home inspectors;
3	to provide for requirements of licensure of home inspectors; to provide relative to
4	prohibited actions by a home inspector; to provide for conditions; and to provide for
5	related matters.
6	Be it enacted by the Legislature of Louisiana:
7	Section 1. R.S. 37:1477(C) and (D) and 1478(B) are hereby amended and reenacted
8	to read as follows:
9	§1477. Qualifications for licensure; application; fees
10	* * *
11	C. An applicant for licensure as a home inspector shall meet the following
12	requirements:
13	(1) Attainment of eighteen years of age.
14	(2) Successful completion of high school or its equivalent.
15	(3) Passage of the required examination.
16	(4) Payment of the appropriate fees.
17	(5) Submission of a license application as prescribed by the board.

1	(6) Submission of a criminal background request form to the office of state
2	police. Submission to the board and payment of any fee associated with a
3	criminal background check performed by a state police agency from any state
4	where the applicant has resided within five years preceding application to the
5	board for licensure.
6	D. Beginning July 1, 2001, any Any person filing an initial application for
7	licensure shall present evidence to the board that he has satisfactorily completed at
8	least one hundred twenty hours of instruction. At least thirty, but not more than forty,
9	of the required hours shall be obtained in course work containing actual practical
10	home inspections. The remainder of the instruction must be classroom hours in home
11	inspection classwork approved by the board. Satisfactory completion includes
12	attendance of specified hours and passage of an examination on course contents.
13	§1478. Written reports; solicitation prohibited
14	* * *
15	B. No licensed home inspector shall, from the time of the inspection until the
16	date of the act of sale on the home inspected, advertise or solicit to perform repair
17	services on any item listed in the inspection report or any other type of service on the
18	home upon which he has performed a home inspection. For a period of one year
19	following the date of a home inspection, neither the home inspector nor any
20	company or firm that the inspector is affiliated shall do either of the following:
21	(1) Provide pest control on the home inspected.
22	(2) Solicit to or repair, replace, or upgrade for compensation any system
23	or component of the home that the inspector noted in the home inspection
24	report as deficient, in need of repair or replacement, or unsafe.
	The original instrument and the following digest, which constitutes no part

DIGEST
SB 278 Original 2020 Regular Session

Johns

<u>Present law</u> provides relative to the regulation and discipline of home inspectors by the La. State Board of Home Inspectors.

of the legislative instrument, were prepared by Michelle Ridge.

<u>Present law</u> provides that a home inspector applicant must meet certain requirements, including submission of a criminal background request form to the office of state police.

<u>Proposed law</u> changes <u>present law</u> to require submission to the board and payment of any fee associated with a criminal background check performed by a state police agency from any state where the applicant has resided within five years preceding application to the board for licensure.

<u>Present law</u> prohibits a licensed home inspector from advertising or soliciting certain repair services on a home he inspected.

<u>Proposed law</u> removes <u>present law</u> and provides for a period of one year following the date of a home inspection, neither a home inspector nor any company or firm that the inspector is affiliated shall do either of the following:

- (1) Provide pest control on the home inspected.
- (2) Solicit to or repair, replace, or upgrade for compensation any system or component of the home that the inspector noted in the home inspection report as deficient, in need of repair or replacement, or unsafe.

Effective August 1, 2020.

(Amends R.S. 37:1477(C) and (D) and 1478(B))