

2020 Regular Session

SENATE BILL NO. 278

BY SENATOR JOHNS

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

1 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.



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

Proposed law changes present law 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.

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

Proposed law removes present law 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))