

2023 Regular Session

HOUSE BILL NO. 74

BY REPRESENTATIVE THOMAS

1 AN ACT

2 To amend and reenact R.S. 15:587(A)(1)(a) and R.S. 37:1478(B), relative to home
3 inspectors; to provide with respect to criminal background checks for home inspector
4 applicants; to change the time period within which a home inspector is prohibited
5 from providing repairs after a home inspection; and to provide for related matters.

6 Be it enacted by the Legislature of Louisiana:

7 Section 1. R.S. 15:587(A)(1)(a) is hereby amended and reenacted to read as follows:

8 §587. Duty to provide information; processing fees; Louisiana Bureau of Criminal
9 Identification and Information

10 A.(1)(a) The bureau shall make available upon request, or at other times as
11 the deputy secretary shall designate, to any eligible criminal justice agency and the
12 division of administration, office of technology services, the ~~Louisiana~~ Department
13 of Education, the Louisiana Department of Health, the state fire marshal when
14 reviewing applications for licensure, the Louisiana Manufactured Housing
15 Commission when reviewing applications for licensure, the Department of Children
16 and Family Services, the Department of Insurance, the Louisiana State Racing
17 Commission, the Senate Committee on Senate and Governmental Affairs
18 ~~Committee~~, the House Committee on House and Governmental Affairs ~~Committee~~,
19 the secretary of the Louisiana Workforce Commission or his designee, the Board of
20 River Port Pilot Commissioners, the Louisiana State Board of Home Inspectors, the
21 Office of Financial Institutions in the office of the governor, the office of the
22 disciplinary counsel of the Louisiana Attorney Disciplinary Board of the Louisiana
23 State Bar Association; however, as to any licensed attorney this information shall be
24 provided only after the issuance of a formal charge against the attorney, the

1 Louisiana Supreme Court Committee on Bar Admissions, the municipal or parish
 2 department or personnel responsible for reviewing applications for alcoholic
 3 beverage outlet permits, and the legislative auditor any information contained in the
 4 criminal history record and identification files of the bureau. The Department of
 5 Children and Family Services may provide information secured pursuant to this
 6 Subsection to all federal and state agencies providing child support enforcement
 7 services.

* * *

9 Section 2. R.S. 37:1478(B) is hereby amended and reenacted to read as follows:

10 §1478. Written reports; solicitation prohibited

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12 ~~B. No licensed home inspector shall, from the time of the inspection until the~~
 13 ~~date of the act of sale on the home inspected, advertise or solicit to perform repair~~
 14 ~~services on any item listed in the inspection report or any other type of service on the~~
 15 ~~home upon which he has performed a home inspection. For a period of one year~~
 16 ~~following the date of a home inspection, neither the home inspector nor any company~~
 17 ~~or firm with which the home inspector is an employee, owner, or independent~~
 18 ~~contractor, shall solicit to repair, replace, or upgrade or repair, replace, or upgrade~~
 19 ~~for compensation any system or component of the home that the home inspector~~
 20 ~~noted in the home inspection report as deficient, in need of repair or replacement, or~~
 21 ~~unsafe.~~

SPEAKER OF THE HOUSE OF REPRESENTATIVES

PRESIDENT OF THE SENATE

GOVERNOR OF THE STATE OF LOUISIANA

APPROVED: _____