

HB 2299 -- LICENSING OF HOME INSPECTORS

SPONSOR: Porter

This bill allows a person to get a certification as a state-certified home inspector from the Division of Professional Registration, within the Department of Commerce and Insurance.

The bill allows a person who is not state-certified to assist a state-certified home inspector, as long as the state-certified home inspector personally supervises said person.

The bill establishes the Missouri Home Inspectors Fund.

To be eligible for certification, an applicant must:

- (1) Demonstrate knowledge and competency to perform residential real estate inspections;
- (2) Submit proof of membership of a nationally recognized home inspection organization;
- (3) Complete 100 paid home inspection reports;
- (4) Maintain an errors and omissions policy for the protection of clients;
- (5) Owe no state income tax or sales tax; and
- (6) Pay the application fee.

A certification cannot be issued to a partnership, association, corporation, firm, limited liability, or group.

A certification will be revoked, or not issued to an applicant, if the person has been convicted of certain criminal offenses.

Renewal of the certification is every two years.

A state-certified home inspector must retain originals of contracts engaging his or her services, as well as the inspection reports created, for three years and one day.

An action to recover damages against a state-certified home inspector must be commenced within one year after the date of the inspection report.

Violation of the provisions of the bill is a class B misdemeanor.

This bill has an effective date of January 1, 2021.

This bill is similar to HB 1066 (2019).