

HB 2380 -- HOME INSPECTIONS

SPONSOR: Brown (16)

COMMITTEE ACTION: Voted "Do Pass" by the Special Committee on Small Business by a vote of 8 to 0. Voted "Do Pass" by the Standing Committee on Rules- Regulatory Oversight by a vote of 7 to 0 with 2 voting "Present".

This bill prevents a political subdivision from requiring the owner of residential property to have a home inspection conducted in order to sell the property. The bill does not apply to any inspection requirement for new construction or occupancy permits.

This bill is the same as HB 962 (2023).

PROPONENTS: Supporters say that not every home requires an inspection before being sold, like those sold to be torn down or completely rehabbed. Many buyers will hire an inspector and use the inspection to open the contract to negotiate if issues are found, and some sellers will have inspections done to be transparent about the house's condition. In these instances, an additional inspection shouldn't be required.

Testifying in person for the bill were Representative Brown; and the Missouri Association of Realtors.

OPPONENTS: There was no opposition voiced to the committee.

Written testimony has been submitted for this bill. The full written testimony and witnesses testifying online can be found under Testimony on the bill page on the House website.