
Commerce & Labor Committee

SSB 6433

Brief Description: Modifying home inspector licensing requirements.

Sponsors: Senate Committee on Labor, Commerce & Consumer Protection (originally sponsored by Senators Honeyford, Parlette, Holmquist and Stevens).

Brief Summary of Substitute Bill

- Extends the time in which certain experienced home inspectors can apply for licensure without meeting instruction and training requirements to July 1, 2010, from September 1, 2009.
- Exempts certain experienced home inspectors from the first four years of continuing education requirements if they enrolled in classes after September 1, 2009, and before the effective date of the bill.
- Requires the Home Inspector Advisory Licensing Board to consult with community and technical colleges in eastern Washington to develop qualified instruction programs.

Hearing Date: 2/19/10

Staff: Alison Hellberg (786-7152).

Background:

Legislation passed in 2008 requires that, starting on September 1, 2009, a person working as a home inspector must be licensed. In order to become licensed as a home inspector, a person must submit certain information to the Department of Licensing, including:

- proof of at least 120 hours of classroom instruction approved by the Home Inspector Advisory Licensing Board (Board);
- proof of up to 40 hours of field training supervised by a licensed home inspector; and
- evidence that the person has successfully passed a written examination.

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Before September 1, 2009, a home inspector could apply for licensure without meeting the instruction and training requirements. This applies to home inspectors who were practicing on June 12, 2008, and could demonstrate two years of experience and had performed at least 100 home inspections. Other home inspectors who were practicing on June 12, 2008, have until July 1, 2010, to become licensed.

Summary of Bill:

A home inspector who was practicing on June 12, 2008, and can demonstrate two years of experience and the performance of at least 100 home inspections, has until July 1, 2010, to apply for licensure without meeting the instruction and training requirements. Experienced home inspectors who enrolled in classes after September 1, 2009, and before the effective date of the bill are exempt from the first four years of continuing education requirements.

The Board is required to consult with community and technical colleges in eastern Washington to develop qualified instruction programs in that area. If classes are not approved in eastern Washington by December 1, 2010, the Board must report to the Legislature why classes have not been approved and identify barriers to providing instruction in eastern Washington.

Appropriation: None.

Fiscal Note: Requested on February 15, 2010.

Effective Date: The bill contains an emergency clause and takes effect immediately.