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**SUBSTITUTE SENATE BILL 6433**

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**State of Washington**

**61st Legislature**

**2010 Regular Session**

**By** Senate Labor, Commerce & Consumer Protection (originally sponsored by Senators Honeyford, Parlette, Holmquist, and Stevens)

READ FIRST TIME 02/05/10.

1           AN ACT Relating to home inspector licensing requirements; amending  
2 RCW 18.280.020, 18.280.110, and 18.280.060; and declaring an emergency.

3 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

4           **Sec. 1.** RCW 18.280.020 and 2008 c 119 s 2 are each amended to read  
5 as follows:

6           (1) Beginning September 1, 2009, a person shall not engage in or  
7 conduct, or advertise or hold himself or herself out as engaging in or  
8 conducting, the business of or acting in the capacity of a home  
9 inspector within this state without first obtaining a license as  
10 provided in this chapter.

11           (2)(a) Any person performing the duties of a home inspector on June  
12 12, 2008, has until July 1, 2010, to meet the licensing requirements of  
13 this chapter.

14           (b) However, if a person performing the duties of a home inspector  
15 on June 12, 2008, has proof that he or she has worked as a home  
16 inspector for at least two years and has conducted at least one hundred  
17 home inspections, he or she may apply to the board before (~~September~~  
18 ~~1, 2009~~) July 1, 2010, for licensure without meeting the instruction  
19 and training requirements of this chapter.

1 (3) The director may begin issuing licenses under this section  
2 beginning on July 1, 2009.

3 **Sec. 2.** RCW 18.280.110 and 2008 c 119 s 11 are each amended to  
4 read as follows:

5 (1) As a condition of renewing a license under this chapter, a  
6 licensed home inspector shall present satisfactory evidence to the  
7 board of having completed the continuing education requirements  
8 provided for in this section.

9 (2)(a) Except as provided in (b) of this subsection, each applicant  
10 for license renewal shall complete at least twenty-four hours of  
11 instruction in courses approved by the board every two years.

12 (b) An applicant for license renewal who applied for a license  
13 under RCW 18.280.020(2)(b) and has enrolled in and paid for classes to  
14 meet the instruction requirements of RCW 18.280.070(2) before the  
15 effective date of this section, is not required to meet continuing  
16 education requirements until the applicant renews his or her license in  
17 2016 or thereafter.

18 **Sec. 3.** RCW 18.280.060 and 2008 c 119 s 6 are each amended to read  
19 as follows:

20 The board has the following authority in administering this  
21 chapter:

22 (1) To establish rules, including board organization and assignment  
23 of terms, and meeting frequency and timing, for adoption by the  
24 director;

25 (2) To establish the minimum qualifications for licensing  
26 applicants as provided in this chapter;

27 (3) To approve programs of classroom instruction that may be taken  
28 by applicants to meet their qualifications of licensure. In approving  
29 programs of classroom instruction, the board must consult with  
30 community and technical colleges in eastern Washington in order to  
31 develop qualified classroom instruction programs in that area. If the  
32 board has not approved programs of classroom instruction in eastern  
33 Washington by December 1, 2010, it must report to the appropriate  
34 committees of the legislature why it has not done so and identify  
35 barriers to providing classroom instruction in eastern Washington;

1        (4) To approve the method of administration of examinations  
2 required by this chapter or by rule as established by the director;  
3        ~~((4))~~ (5) To approve the content of or recognition of  
4 examinations prepared by other entities for adoption by the director;  
5        ~~((5))~~ (6) To set the time and place of examinations with the  
6 approval of the director; and  
7        ~~((6))~~ (7) To establish and review standards of professional  
8 conduct, practice, and ethics for adoption by the director. These  
9 standards must address what constitutes certain fire and safety hazards  
10 as used in RCW 18.280.030.

11        NEW SECTION.    **Sec. 4.** This act is necessary for the immediate  
12 preservation of the public peace, health, or safety, or support of the  
13 state government and its existing public institutions, and takes effect  
14 immediately.

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