

GENERAL ASSEMBLY OF NORTH CAROLINA

SESSION 1995

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SENATE BILL 1022

Short Title: Licensing Home Inspectors.

(Public)

Sponsors: Senator Cochrane.

Referred to: Commerce

May 4, 1995

A BILL TO BE ENTITLED

1 AN ACT TO ELIMINATE THE CATEGORY OF ASSOCIATE HOME INSPECTORS,
2 TO PROVIDE FOR THE LICENSING OF CERTAIN APPLICANTS WITHOUT
3 REQUIRING AN EXAMINATION, AND TO MAKE VARIOUS CONFORMING
4 AMENDMENTS.
5

6 The General Assembly of North Carolina enacts:

7 Section 1. G.S. 143-151.45(1) is repealed.

8 Sec. 2. G.S. 143-151.50 reads as rewritten:

9 **"§ 143-151.50. License required to perform home inspections for compensation or**
10 **to claim to be a 'licensed home inspector'.**

11 (a) Requirement. – To perform a home inspection for compensation on or after
12 October 1, 1996, or to claim to be a licensed home inspector ~~or a licensed associate home~~
13 ~~inspector~~ on or after that date, an individual must be licensed by the Board. An individual
14 who is not licensed by the Board may perform a home inspection without compensation.

15 (b) Form of License. – The Board may issue a license only to an individual and
16 may not issue a license to a partnership, an association, a corporation, a firm, or another
17 group. A licensed home ~~inspector or licensed associate home inspector, inspector,~~ however,
18 may perform home inspections for or on behalf of a partnership, an association, a
19 corporation, a firm, or another group, may conduct business as one of these entities, and
20 may enter into and enforce contracts as one of these entities."

1 Sec. 3. G.S. 143-151.51(5) reads as rewritten:

2 "(5) Meet one of the following ~~three~~ conditions:

- 3 a. Have a high school diploma or its ~~equivalent, have been engaged~~
4 as a licensed associate home inspector for at least one year, and
5 ~~have completed 100 home inspections for compensation.~~
6 b. ~~Have education and experience the Board considers to be~~
7 ~~equivalent to that required by subpart a. of this subdivision.~~
8 equivalent.
9 c. Be licensed as a general contractor under Article 1 of Chapter 87
10 of the General Statutes, as an architect under Chapter 83A of the
11 General Statutes, or as a professional engineer under Chapter
12 89C of the General Statutes."

13 Sec. 4. G.S. 143-151.52 is repealed.

14 Sec. 5. G.S. 143-151.57(a) reads as rewritten:

15 "(a) Maximum Fees. – The Board may adopt fees that do not exceed the amounts
16 set in the following table for administering this Article:

17 <u>Item</u>	17 <u>Maximum Fee</u>
18 Application for home inspector license	18 \$25.00
19 Application for associate home inspector license	19 15.00
20 Home inspector examination	20 75.00
21 Issuance of home inspector license	21 150.00
22 Issuance of associate home inspector license	22 100.00
23 Late renewal of home inspector license	23 25.00
24 Late renewal of associate home inspector license	
25 inspector	25 15.00
26 Copies of Board rules or licensure standards	26 Cost of printing 27 and mailing."

28 Sec. 6. G.S. 143-151.58 reads as rewritten:

29 "**§ 143-151.58. Duties of licensed home inspector or licensed associate home inspector.**
30 **inspector.**

31 A licensed home inspector ~~or licensed associate home inspector~~ must give to each person
32 for whom the inspector performs a home inspection for compensation a written report of
33 the home inspection. The inspector must give the person the report by the date set in a
34 written agreement by the parties to the home inspection. If the parties to the home
35 inspection did not agree on a date in a written agreement, the inspector must give the
36 person the report within three business days after the inspection was performed."

37 Sec. 7. G.S. 143-151.61 is repealed.

38 Sec. 8. Article 9F of Chapter 143 of the General Statutes is amended by
39 adding a new section to read:

40 "**§ 143-151.61A. Licensure without examination.**

41 The Board may issue a license to perform home inspections, without examination as
42 required by G.S. 143-151.51(2), to an applicant:

- 1 (1) Who can prove, to the satisfaction of the Board, that the applicant was
2 engaged in the business of performing home inspections for at least
3 three years prior to October 1, 1996.
4 (2) Who submits an application for licensure prior to October 1, 1997.
5 (3) Who satisfies the requirements of G.S. 143-151.51(3), 143-151.51(4),
6 and 143-151.51(5)."
7 Sec. 9. This act is effective upon ratification.