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P.L. 2003, CHAPTER 77, *approved May 23, 2003*  
Senate, No. 1685 (*Third Reprint*)

1 AN ACT concerning <sup>2</sup>[the licensure of]<sup>2</sup> <sup>3</sup>the licensure of<sup>3</sup> home  
2 inspectors and amending <sup>3</sup>[<sup>2</sup>and supplementing<sup>2</sup>]<sup>3</sup> P.L.1997, c.323.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6

7 <sup>3</sup>[<sup>2</sup>1. Section 3 of P.L.1997, c.323 (C.45:8-63) is amended to read  
8 as follows:

9 3. a. There is created within the Division of Consumer Affairs in  
10 the Department of Law and Public Safety, under the State Board of  
11 Professional Engineers and Land Surveyors, a Home Inspection  
12 Advisory Committee. The committee shall consist of ~~[five]~~ eight  
13 members as follows: five members who are residents of the State and  
14 are licensed home inspectors who have been actively engaged in the  
15 practice of home inspection in this State for at least five years  
16 immediately preceding their appointment; one construction or subcode  
17 official licensed pursuant to the "State Uniform Construction Code  
18 Act," P.L.1975, c.217 (C.52:27D-119 et seq.); one licensed  
19 professional engineer; and one representative of a county college or  
20 school offering a home inspection vocational training program.

21 b. For a period of one year after the effective date of this act, and  
22 notwithstanding any other provisions of this act to the contrary, the  
23 first five home inspectors appointed as members of the committee shall  
24 not be required, at the time of their first appointment, to be licensed  
25 to practice home inspection.

26 c. The Governor shall appoint each committee member for a term  
27 of three years, except that of the members first appointed, two shall  
28 serve for terms of three years, two shall serve for terms of two years  
29 and one shall serve for a term of one year. Each member shall hold  
30 office until his successor has been qualified. Any vacancy in the  
31 membership of the committee shall be filled for the unexpired term in  
32 the manner provided for the original appointment. No member of the  
33 committee may serve more than two successive terms in addition to  
34 any unexpired term to which he has been appointed.<sup>2</sup>

35 (cf: P.L.1997, c.323, s.3)]<sup>3</sup>

36

37 <sup>3</sup>[<sup>2</sup>2. Section 8 of P.L.1997, c.323 (C.45:8-68) is amended to read  
38 as follows:

**EXPLANATION** - Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.

Matter underlined thus is new matter.

Matter enclosed in superscript numerals has been adopted as follows:

<sup>1</sup> Senate floor amendments adopted October 7, 2002.

<sup>2</sup> Assembly ARP committee amendments adopted February 13, 2003.

<sup>3</sup> Senate floor amendments adopted March 20, 2003.

1 8. To be eligible for licensure as a home inspector, an applicant  
2 shall fulfill the following requirements:

3 a. Be of good moral character;

4 b. Have successfully completed high school or its equivalent;

5 c. Have been engaged as a licensed associate home inspector for  
6 no less than one year, and have performed not less than 250 home  
7 inspections for compensation; or, have successfully completed a  
8 course of instruction in home inspection, which shall include not less  
9 than 10 home inspections under the direct, on-site supervision of  
10 licensed home inspectors, offered by county colleges licensed by the  
11 New Jersey Commission on Higher Education or by schools approved  
12 by the New Jersey Department of Education offering vocational  
13 training programs; and

14 d. Have passed [the] an examination [offered by the American  
15 Society of Home Inspectors (ASHI)] administered or approved by the  
16 committee. The examination may have been passed before the  
17 effective date of this act.<sup>2</sup>

18 (cf: P.L.1997, c.323, s.8)]<sup>3</sup>

19  
20 <sup>3</sup>[<sup>23</sup>. Section 9 of P.L.1997, c.323 (C.45:8-69) is amended to read  
21 as follows:

22 9. To be eligible for licensure as an associate home inspector, an  
23 applicant shall fulfill the following requirements:

24 a. Be of good moral character;

25 b. Have successfully completed high school or its equivalent;

26 c. Have passed an approved course of study, as prescribed by the  
27 board;

28 d. Have performed not less than 50 home inspections [in the  
29 presence] under the direct, on-site supervision of a licensed home  
30 inspector; and

31 e. Have passed [the] an examination [offered by the American  
32 Society of Home Inspectors (ASHI)] administered or approved by the  
33 committee. The examination may have been passed before the  
34 effective date of this act.<sup>2</sup>

35 (cf: P.L.1997, c.323, s.9)]<sup>3</sup>

36  
37 <sup>3</sup>[<sup>24</sup>. (New section) The State Board of Professional Engineers  
38 and Land Surveyors shall require each home inspector and associate  
39 home inspector, as a condition for biennial license renewal pursuant to  
40 section 13 of P.L.1997, c.323 (C.45:8-73), to complete 40 credit  
41 hours of continuing education requirements imposed by the Home  
42 Inspection Advisory Committee pursuant to sections 5 and 6 of this  
43 amendatory and supplementary act.<sup>2</sup>]<sup>3</sup>

44  
45 <sup>3</sup>[<sup>25</sup>. (New section) a. The committee shall:

1     (1) Establish standards for continued home inspection education,  
 2 including the subject matter and content of courses of study and the  
 3 selection of instructors;

4     (2) Approve educational programs offering continuing education  
 5 credits; and

6     (3) Approve other equivalent educational programs and establish  
 7 procedures for the issuance of credit upon satisfactory proof of the  
 8 completion of these programs.

9     b. In the case of education courses and programs, each hour of  
 10 instruction shall be equivalent to one credit.<sup>2]</sup><sup>3</sup>

11  
 12     <sup>3</sup>[<sup>2</sup>6. (New section) The committee may, in its discretion, waive  
 13 requirements for continuing education on an individual basis for  
 14 reasons of hardship such as illness or disability, retirement of a license,  
 15 or other good cause.<sup>2]</sup><sup>3</sup>

16  
 17     <sup>3</sup>[<sup>2</sup>7. Section 10 of P.L.1997, c.323 (C.45:8-70) is amended to  
 18 read as follows:

19     10. The provisions of this act shall not apply to:

20     a. Any person who is employed as a code enforcement official by  
 21 the State or a political subdivision thereof when acting within the  
 22 scope of that government employment;

23     b. Any person regulated by the State as an architect, professional  
 24 engineer, electrical contractor or master plumber, who is acting within  
 25 the scope of practice of his profession or occupation;

26     c. Any real estate broker, broker-salesperson, or salesperson who  
 27 is licensed by the State when acting within the scope of his profession;

28     d. Any State licensed real estate appraiser or certified general or  
 29 residential real estate appraiser, who is acting within the scope of his  
 30 profession;

31     e. Any person regulated by the State as an insurance adjuster, who  
 32 is acting within the scope of his profession;

33     f. Any person certified or registered as a pesticide applicator  
 34 pursuant to subchapter 6 or 8 of chapter 30 of Title 7 of the New  
 35 Jersey Administrative Code who is acting within the scope of the  
 36 practice for which he is certified or registered; or

37     g. Any person [making] performing home inspections under the  
 38 on-site supervision of a licensed home inspector for the purpose of  
 39 meeting the requirements of subsection d. of section 9 of this act to  
 40 qualify for licensure as an associate home inspector.<sup>2</sup>

41 (cf: P.L.1997, c.323, s.10)]<sup>3</sup>

42  
 43     <sup>2</sup>[<sup>1.</sup> <sup>3</sup>[ 8.<sup>2]</sup> 1.<sup>3</sup> Section 12 of P.L.1997, c.323 (C.45:8-72) is  
 44 amended to read as follows:

45     12. During the first 360 days after the effective date of [this act]  
 46 P.L. , c. (C. ) (now before the Legislature as this bill) , the

1 committee shall issue to any individual upon application a home  
 2 inspector license, provided that the applicant meets the requirements  
 3 of subsections a., b., and d. of section 8 of this act and <sup>2</sup>[<sup>1</sup>:a.1]<sup>2</sup> <sup>3</sup>a.<sup>3</sup>  
 4 has been engaged in the practice of home inspections for compensation  
 5 for not less than three years prior to [the effective date of this act  
 6 and] <sup>1</sup>[July 1, 2003 or] <sup>2</sup>[June 3, 2002] <sup>3</sup>[ December 31, 2003<sup>2</sup>]  
 7 June 30, 2004<sup>3</sup> and<sup>1</sup> has performed not less than 300 home inspections  
 8 for compensation prior to <sup>1</sup>[July 1, 2003] <sup>2</sup>[June 3, 2002; or b. has  
 9 performed not less than 400 home inspections for compensation prior  
 10 to June 3, 2002<sup>1</sup>] <sup>3</sup>[ December 31, 2003<sup>2</sup>] June 30, 2004; or b. has  
 11 performed not less than 400 home inspections for compensation prior  
 12 to June 30, 2004<sup>3</sup>.

13 (cf: P.L.1997, c.323, s.12)

14

15 <sup>3</sup>[<sup>2</sup>9. (New section) Upon payment to the board of a fee and the  
 16 submission of a written application provided by the board, the  
 17 committee shall issue a home inspector license to any building  
 18 inspector licensed pursuant to the "State Uniform Construction Code  
 19 Act," P.L.1975, c.217 (C.52:27D-119 et seq.) with a specialty in high-  
 20 rise and hazardous structures (H.H.S.) or a specialty in industrial and  
 21 commercial structures (I.C.S.), provided that the applicant has not less  
 22 than five years of experience relating to the construction industry and  
 23 meets the requirements of subsections a., b., and d. of section 8 of  
 24 P.L.1997, c.323 (C.45:8-68).<sup>2</sup>]<sup>3</sup>

25

26 <sup>3</sup>[<sup>2</sup>10. (New section) The Home Inspection Advisory Committee  
 27 shall report annually, by December 1 of each year, to the Assembly  
 28 Regulated Professions and Independent Authorities Committee and the  
 29 Senate Commerce Committee, or their successors, on the activities of  
 30 the committee and may include in the report any recommendations for  
 31 legislative action that it deems appropriate.<sup>2</sup>]<sup>3</sup>

32

33 <sup>3</sup>[<sup>2</sup>11. Section 18 of P.L.1997, c.323 is amended to read as  
 34 follows:

35 18. This act shall take effect on the 180th day following enactment  
 36 <sup>1</sup>but section 7 of P.L.1997, c.323 (C.45:8-67) shall remain inoperative  
 37 until December 31, 2003<sup>2</sup>.

38 (cf: P.L.1997, c.323, s.18)]<sup>3</sup>

39

40 <sup>2</sup>[<sup>2</sup>. <sup>3</sup>[<sup>12</sup>.<sup>2</sup>] 2.<sup>3</sup> This act shall take effect immediately.

41

42

43

44 Revises "grandfathering" provisions for eligibility to be a licensed  
 45 home inspector.

**SENATE, No. 1685**

**STATE OF NEW JERSEY**  
**210th LEGISLATURE**

INTRODUCED JUNE 24, 2002

**Sponsored by:**

**Senator GARRY J. FURNARI**

**District 36 (Bergen, Essex and Passaic)**

**Co-Sponsored by:**

**Senator Lesniak**

**SYNOPSIS**

Revises "grandfathering" provisions for eligibility to be a licensed home inspector.

**CURRENT VERSION OF TEXT**

As introduced.



S1685 FURNARI

2

1 AN ACT concerning the licensure of home inspectors and amending  
2 P.L.1997, c.323.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6

7 1. Section 12 of P.L.1997, c.323 (C.45:8-72) is amended to read  
8 as follows:

9 12. During the first 360 days after the effective date of [this act]  
10 P.L. c. (now before the Legislature as this bill), the committee  
11 shall issue to any individual upon application a home inspector license,  
12 provided that the applicant meets the requirements of subsections a.,  
13 b., and d. of section 8 of this act and has been engaged in the practice  
14 of home inspections for compensation for not less than three years  
15 prior to [the effective date of this act and] July 1, 2003 or has  
16 performed not less than 300 home inspections for compensation prior  
17 to July 1, 2003.

18 (cf: P.L.1997, c.323, s.12)

19

20 2. This act shall take effect immediately .

21

22

23

STATEMENT

24

25 This bill changes the "Home Inspection Professional Licensing Act,"  
26 P.L.1997, c.323 (C.45:8-61 et seq.), regarding those individuals  
27 qualified to be "grandfathered" as licensed home inspectors.

28 The bill revises the dates, time frames, and work experience  
29 required of those eligible to be grandfathered. Under current law, the  
30 period during which a home inspector must have obtained practical  
31 experience to qualify for immediate licensure without first being an  
32 associate home inspector ended in July, 1998, the effective date of  
33 P.L.1997, c.323. Furthermore, the current law provides that a person  
34 eligible for licensure under the grandfather provision shall have been  
35 engaged in the practice of home inspections for compensation for not  
36 less than three years prior to July 1998 and has performed not less  
37 than 300 home inspections for compensation. This bill specifies,  
38 instead, that a person eligible for licensure under the grandfather  
39 provision shall have been engaged in the practice of home inspections  
40 for compensation for not less than three years prior to July 1, 2003 or  
41 has performed not less than 300 home inspections for compensation  
42 prior to July 1, 2003.

**EXPLANATION - Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and is intended to be omitted in the law.**

**Matter underlined thus is new matter.**



ASSEMBLY REGULATED PROFESSIONS AND  
INDEPENDENT AUTHORITIES COMMITTEE

STATEMENT TO

[First Reprint]

**SENATE, No. 1685**

with committee amendments

**STATE OF NEW JERSEY**

DATED: FEBRUARY 13, 2003

The Assembly Regulated Professions and Independent Authorities Committee reports favorably and with committee amendments Senate Bill No. 1685 (1R).

As amended, this bill amends and supplements the "Home Inspection Professional Licensing Act," P.L.1997, c.323 (C.45:8-61 et seq.).

This amended bill revises the requirements for those eligible to be grandfathered so that a person so eligible shall have been engaged in the practice of home inspections for not less than three years prior to December 31, 2003 and have performed not less than 300 home inspections for compensation prior to December 31, 2003. The bill currently requires that an individual must have either: (1) been engaged in the practice of home inspections for compensation for not less than three years prior to June 3, 2002 and performed not less than 300 home inspections for compensation prior to June 3, 2002; or (2) performed not less than 400 home inspections for compensation prior to June 3, 2002.

COMMITTEE AMENDMENTS:

- C The amendments add three members to the Home Inspection Advisory Committee, including one construction or subcode official licensed pursuant to the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.), one licensed professional engineer and one representative of a county college or school offering a home inspection vocational training program.
- C In addition, the amendments stipulate that as a condition for biennial license renewal as a home inspector or associate home inspector, an individual shall complete 40 credit hours of continuing education. The advisory committee shall establish standards for continuing home inspection education, including the subject matter and content of courses of study and the selection of instructors, and approve programs offering continuing education credits.

- C Under current law, to be eligible for licensure as a home inspector or associate home inspector an applicant is required to pass the examination offered by the American Society of Home Inspectors (ASHI). As provided in these amendments, to be eligible to be so licensed an individual would have to pass an examination administered or approved by the advisory committee.
- C Current law also requires an applicant seeking licensure as a home inspector to have been engaged as a licensed associate home inspector for not less than one year, and have performed not less than 250 home inspections for compensation. The amendments provide that in order to satisfy the requirements for licensure as a home inspector, an applicant may, instead, successfully complete a course of instruction in home inspection, which shall include not less than 10 home inspections, offered by county colleges licensed by the New Jersey Commission on Higher Education or by schools approved by the New Jersey Department of Education offering vocational training programs.
- C Furthermore, these amendments provide that certain building inspectors licensed in accordance with the "State Uniform Construction Code Act" shall, upon application, be issued a home inspector license under certain circumstances. To be eligible for licensure as a home inspector, the building inspector shall have a specialty in high-rise and hazardous structures (H.H.S.) or a specialty in industrial and commercial structures (I.C.S.), provided that the building inspector has not less than five years of experience relating to the construction industry, is of good moral character, has successfully completed high school or its equivalent, and has passed an examination administered or approved by the advisory committee.
- C The amendments also provide that the requirement to be licensed as a home inspector not be operative until December 31, 2003 and require the Home Inspection Advisory Committee to report annually by December 1 of each year, to the Assembly Regulated Professions and Independent Authorities Committee and the Senate Commerce Committee, or their successors, on the activities of the committee and may include in the report any recommendations for legislative action that it deems appropriate. As amended, this bill is identical to Assembly Bill No. 567 (1R).

# SENATE COMMUNITY AND URBAN AFFAIRS COMMITTEE

## STATEMENT TO

### SENATE, No. 1685

# STATE OF NEW JERSEY

DATED: SEPTEMBER 23, 2002

The Senate Community and Urban Affairs Committee reports favorably Senate Bill No. 1685.

This bill changes the "Home Inspection Professional Licensing Act," P.L.1997, c.323 (C.45:8-61 et seq.), regarding those individuals qualified to be "grandfathered" as licensed home inspectors.

The bill revises the dates, time frames, and work experience required of those eligible to be grandfathered. Under current law, the period during which a home inspector must have obtained practical experience to qualify for immediate licensure without first being an associate home inspector ended in July, 1998, the effective date of P.L.1997, c.323. Furthermore, the current law provides that a person eligible for licensure under the grandfather provision shall have been engaged in the practice of home inspections for compensation for not less than three years prior to July 1998 and shall have performed not less than 300 home inspections for compensation. This bill specifies, instead, that a person eligible for licensure under the grandfather provision shall have been engaged in the practice of home inspections for compensation for not less than three years prior to July 1, 2003 or shall have performed not less than 300 home inspections for compensation prior to July 1, 2003.

STATEMENT TO  
**SENATE, No. 1685**

with Senate Floor Amendments  
(Proposed By Senator FURNARI)

ADOPTED: OCTOBER 7, 2002

This amendment provides that, for an individual to be "grandfathered" as a licensed home inspector pursuant to the "Home Inspection Professional Licensing Act," P.L.1997, c.323 (C.45:8-61 et seq.), the individual must have either: (1) been engaged in the practice of home inspections for compensation for not less than three years prior to June 3, 2002 and performed not less than 300 home inspections for compensation prior to June 3, 2002; or (2) performed not less than 400 home inspections for compensation prior to June 3, 2002. The bill currently requires that an individual shall have either been engaged in the practice of home inspections for compensation for not less than three years prior to July 1, 2003 or shall have performed not less than 300 inspections for compensation in order to be grandfathered under the act.

STATEMENT TO  
[Second Reprint]  
**SENATE, No. 1685**

with Senate Floor Amendments  
(Proposed By Senator FURNARI)

ADOPTED: MARCH 20, 2003

This amendment provides that, for an individual to be "grandfathered" as a licensed home inspector pursuant to the "Home Inspection Professional Licensing Act," P.L.1997, c. 323 (C.45:8-61 et seq.), the individual must have either: (1) been engaged in the practice of home inspections for compensation for not less than three years prior to June 30, 2004 and performed not less than 300 home inspections for compensation prior to June 30, 2004; or (2) performed not less than 400 home inspections for compensation prior to June 30, 2004.

# ASSEMBLY, No. 567

## STATE OF NEW JERSEY 210th LEGISLATURE

PRE-FILED FOR INTRODUCTION IN THE 2002 SESSION

**Sponsored by:**

**Assemblyman ANTHONY IMPREVEDUTO**

**District 32 (Bergen and Hudson)**

**SYNOPSIS**

Revises various provisions of the "Home Inspection Professional Licensing Act."

**CURRENT VERSION OF TEXT**

Introduced Pending Technical Review by Legislative Counsel.



A567 IMPREVEDUTO

2

1 AN ACT concerning home inspectors and amending and supplementing  
2 P.L.1997, c.323.

3

4 **BE IT ENACTED** by the Senate and General Assembly of the State  
5 of New Jersey:

6

7 1. Section 3 of P.L.1997, c.323 (C.45:8-63) is amended to read as  
8 follows:

9 3. a. There is created within the Division of Consumer Affairs in  
10 the Department of Law and Public Safety, under the State Board of  
11 Professional Engineers and Land Surveyors, a Home Inspection  
12 Advisory Committee. The committee shall consist of ~~five~~ eight  
13 members as follows: five members who are residents of the State and  
14 are licensed home inspectors who have been actively engaged in the  
15 practice of home inspection in this State for at least five years  
16 immediately preceding their appointment; two construction or subcode  
17 officials licensed pursuant to the "State Uniform Construction Code  
18 Act," P.L.1975, c.217 (C.52:27D-119 et seq.); and one representative  
19 of a county college.

20 b. For a period of one year after the effective date of this act, and  
21 notwithstanding any other provisions of this act to the contrary, the  
22 first five home inspectors appointed as members of the committee shall  
23 not be required, at the time of their first appointment, to be licensed  
24 to practice home inspection.

25 c. The Governor shall appoint each committee member for a term  
26 of three years, except that of the members first appointed, two shall  
27 serve for terms of three years, two shall serve for terms of two years  
28 and one shall serve for a term of one year. Each member shall hold  
29 office until his successor has been qualified. Any vacancy in the  
30 membership of the committee shall be filled for the unexpired term in  
31 the manner provided for the original appointment. No member of the  
32 committee may serve more than two successive terms in addition to  
33 any unexpired term to which he has been appointed.

34 (cf: P.L.1997, c.323, s.3)

35

36 2. Section 8 of P.L.1997, c.323 (C.45:8-68) is amended to read as  
37 follows:

38 8. To be eligible for licensure as a home inspector, an applicant  
39 shall fulfill the following requirements:

40 a. Be of good moral character;

41 b. Have successfully completed high school or its equivalent;

42 c. Have been engaged as a licensed associate home inspector for  
43 no less than one year, and have performed not less than 250 home

**EXPLANATION - Matter enclosed in bold-faced brackets [thus] in the above bill is not enacted and intended to be omitted in the law.**

**Matter underlined thus is new matter.**

A567 IMPREVEDUTO

1 inspections for compensation; or, have successfully completed a  
2 course of instruction in home inspection, which shall include not less  
3 than 50 home inspections in the presence of licensed home inspectors,  
4 offered by county colleges licensed by the New Jersey Commission on  
5 Higher Education; and

6 d. Have passed the examination offered by the American Society  
7 of Home Inspectors (ASHI) or any other examination administered or  
8 approved by the committee. The examination may have been passed  
9 before the effective date of this act.

10 (cf: P.L.1997, c.323, s.8)

11

12 3. Section 9 of P.L.1997, c.323 (C.45:8-69) is amended to read as  
13 follows:

14 9. To be eligible for licensure as an associate home inspector, an  
15 applicant shall fulfill the following requirements:

16 a. Be of good moral character;

17 b. Have successfully completed high school or its equivalent;

18 c. Have passed an approved course of study, as prescribed by the  
19 board;

20 d. Have performed not less than 50 home inspections in the  
21 presence of a licensed home inspector; and

22 e. Have passed the examination offered by the American Society  
23 of Home Inspectors (ASHI) or any other examination administered or  
24 approved by the committee. The examination may have been passed  
25 before the effective date of this act.

26 (cf: P.L.1997, c.323, s.9)

27

28 4. (New section) The State Board of Professional Engineers and  
29 Land Surveyors shall require each home inspector and associate home  
30 inspector, as a condition for biennial license renewal pursuant to  
31 section 13 of P.L.1997, c.323 (C.45:8-73), to complete 20 credit  
32 hours of continuing education requirements imposed by the Home  
33 Inspection Advisory Committee pursuant to sections 5 and 6 of this  
34 amendatory and supplementary act.

35

36 5. (New section) a. The committee shall:

37 (1) Establish standards for continued home inspection education,  
38 including the subject matter and content of courses of study and the  
39 selection of instructors;

40 (2) Approve educational programs offering continuing education  
41 credits; and

42 (3) Approve other equivalent educational programs and establish  
43 procedures for the issuance of credit upon satisfactory proof of the  
44 completion of these programs.

45 b. In the case of education courses and programs, each hour of  
46 instruction shall be equivalent to one credit.





**A567 IMPREVEDUTO**

1 may, instead, successfully complete a course of instruction in home  
2 inspection, which shall include not less than 50 home inspections,  
3 offered by county colleges licensed by the New Jersey Commission on  
4 Higher Education.

5 Furthermore, this bill provides that certain building inspectors  
6 licensed in accordance with the "State Uniform Construction Code  
7 Act" shall, upon application, be issued a home inspector license under  
8 certain circumstances. To be eligible for licensure as a home  
9 inspector, the building inspector shall have a specialty in high-rise and  
10 hazardous structures (H.H.S.) or a specialty in industrial and  
11 commercial structures (I.C.S.), provided that the building inspector  
12 has not less than five years of experience relating to the construction  
13 industry, is of good moral character, has successfully completed high  
14 school or its equivalent, and has passed the examination offered by the  
15 American Society of Home Inspectors (ASHI) or any other  
16 examination administered or approved by the advisory committee.

ASSEMBLY REGULATED PROFESSIONS AND  
INDEPENDENT AUTHORITIES COMMITTEE

STATEMENT TO

**ASSEMBLY, No. 567**

with committee amendments

**STATE OF NEW JERSEY**

DATED: JANUARY 9, 2003

The Assembly Regulated Professions and Independent Authorities Committee reports favorably and with committee amendments Assembly Bill No. 567.

As amended, this bill amends and supplements the "Home Inspection Professional Licensing Act," P.L.1997, c.323 (C.45:8-61 et seq.). The bill adds three members to the Home Inspection Advisory Committee, including one construction or subcode official licensed pursuant to the "State Uniform Construction Code Act," P.L.1975, c.217 (C.52:27D-119 et seq.), one licensed professional engineer and one representative of a county college or school offering a home inspection vocational training program.

In addition, the bill stipulates that as a condition for biennial license renewal as a home inspector or associate home inspector, an individual shall complete 40 credit hours of continuing education. The advisory committee shall establish standards for continuing home inspection education, including the subject matter and content of courses of study and the selection of instructors, and approve programs offering continuing education credits.

Under current law, to be eligible for licensure as a home inspector or associate home inspector an applicant is required to pass the examination offered by the American Society of Home Inspectors (ASHI). As provided in this bill, to be eligible to be so licensed an individual would have to pass an examination administered or approved by the advisory committee.

Current law also requires an applicant seeking licensure as a home inspector to have been engaged as a licensed associate home inspector for not less than one year, and have performed not less than 250 home inspections for compensation. This bill provides that in order to satisfy the requirements for licensure as a home inspector, an applicant may, instead, successfully complete a course of instruction in home inspection, which shall include not less than 10 home inspections,

offered by county colleges licensed by the New Jersey Commission on Higher Education or by schools approved by the New Jersey Department of Education offering vocational training programs.

Furthermore, this bill provides that certain building inspectors licensed in accordance with the "State Uniform Construction Code Act" shall, upon application, be issued a home inspector license under certain circumstances. To be eligible for licensure as a home inspector, the building inspector shall have a specialty in high-rise and hazardous structures (H.H.S.) or a specialty in industrial and commercial structures (I.C.S.), provided that the building inspector has not less than five years of experience relating to the construction industry, is of good moral character, has successfully completed high school or its equivalent, and has passed an examination administered or approved by the advisory committee.

This bill was pre-filed for introduction in the 2002-2003 session pending technical review. As reported, the bill includes the changes required by technical review, which has been performed.

#### COMMITTEE AMENDMENTS

- C Change the additional new membership of the Home Inspection Advisory committee to include one construction or subcode official, one licensed professional engineer and one representative of a county college or school offering a home inspection vocational training program instead of two construction or subcode officials and one representative of a county college.
- C Provide that to be eligible to be licensed as a home inspector or associate home inspector, an individual pass an examination administered or approved by the committee and thereby eliminate reference to an examination offered by the American Society of Home Inspectors (ASHI).
- C Provide that in order to satisfy the requirements for licensure as a home inspector, an applicant may, in part, complete a course of instruction in home inspection which shall include not less than 10 home inspections, rather than 50 home inspections, and that these inspections shall be under the direct, on-site supervision of licensed home inspectors rather than in the presence of these home inspectors.
- C Provide that the requirement to be licensed as a home inspector not be operative until December 31, 2003.
- C Revise the requirements for those eligible to be grandfathered so that a person so eligible shall have been engaged in the practice of home inspections for not less than three years prior to December 31, 2003 and have performed not less than 300 home inspections for compensation prior to December 31, 2003.
- C Require that, as a condition for biennial license renewal, a home inspector or associate home inspector complete 40 hours, instead of 20 hours, of continuing education.

- C Require the Home Inspection Advisory Committee to report annually by December 1 of each year, to the Assembly Regulated Professions and Independent Authorities Committee, or their successors, on the activities of the committee and may include in the report any recommendations for legislative action that it deems appropriate.