

HOUSE No. 1999

The Commonwealth of Massachusetts

PRESENTED BY:

John W. Scibak and Paul McMurtry

To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act relative to home inspections.

PETITION OF:

NAME:

DISTRICT/ADDRESS:

John W. Scibak

2nd Hampshire

Paul McMurtry

11th Norfolk

HOUSE No. 1999

By Messrs. Scibak of South Hadley and McMurtry of Dedham, a petition (accompanied by bill, House, No. 1999) of John W. Scibak and Paul McMurtry for legislation to further regulate home inspectors. Consumer Protection and Professional Licensure.

The Commonwealth of Massachusetts

**In the One Hundred and Ninetieth General Court
(2017-2018)**

An Act relative to home inspections.

Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:

1 SECTION 1. Section 221 of chapter 112 of the General Laws, as appearing in the 2014
2 Official Edition, is hereby amended at the end by adding the following words:- Supervisor. The
3 licensed home inspector, approved by the board, and designated to oversee and supervise the
4 training of an associate home inspector and/or trainee.

5 SECTION 2. Section 222 of chapter 112 of the General Laws is hereby amended in
6 subsection (a) (13) (d) (iii) by inserting after the words “supervision of a licensed home
7 inspector” the following words:-or holds current certification as a home inspector in the
8 American Society of Home Inspectors or the International Association of Certified Home
9 Inspectors.

10 SECTION 3. Section 223 of chapter 112 of the General Laws is hereby amended by
11 inserting after the words “provisions of this section” the following words:- and provided further,
12 that the board shall not require any work with or oversight by a supervisor without specifically

13 identifying and assigning a licensed home inspector to serve as such supervisor; and provided
14 further, that the board shall waive any requirement which is not satisfied as a result of an
15 assigned supervisor's failure to act as such.

16 SECTION 4. Section 223 of chapter 112 of the General Laws is hereby further amended
17 by inserting striking out subsection (4) and replacing it with the following words:- (4) has
18 performed not less than 25 home inspections, of which a total of 10 may be mock inspections if
19 conducted with and provided by an approved provider, and 15 which shall be conducted in the
20 presence of a licensed home inspector.