

HOUSE BILL No. 2807

By Committee on Commerce and Labor

2-2

9 AN ACT concerning real property; relating to home inspections; requir-
10 ing home inspector registration and certification; requiring insurance.

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12 *Be it enacted by the Legislature of the State of Kansas:*

13 Section 1. (a) As used in this section:

14 (1) "Home inspection" means a noninvasive visual examination of the
15 mechanical, electrical and plumbing systems, and the structural and es-
16 sential components of a residential dwelling or any portion thereof de-
17 signed to identify material defects in those systems and components and
18 performed for a fee in connection with or preparation for a proposed or
19 possible residential real estate transfer. The term also includes any con-
20 sultation regarding the property that is represented to be a home inspec-
21 tion or that is described by any similar term.

22 (2) "Home inspection report" means a written report on the results
23 of a home inspection.

24 (3) "Home inspector" means an individual who performs a home
25 inspection.

26 (b) On and after January 1, 2007, all home inspectors in this state
27 shall be registered with the board of technical professions pursuant to
28 rules and regulations adopted by the board. The board shall fix by rules
29 and regulations an annual fee for such registration so as to cover all or
30 part of the costs of registration.

31 (c) (1) On and after January 1, 2008, all registered home inspectors
32 performing services in counties with 50,000 or more residents shall be
33 certified by the American society of home inspectors (ASHI) or other
34 recognized organization of home inspectors.

35 (2) On and after January 1, 2009, all registered home inspectors per-
36 forming services in counties between 20,000 and 50,000 residents shall
37 be certified by the American society of home inspectors (ASHI) or other
38 recognized organization of home inspectors.

39 (3) On and after January 1, 2010, all registered home inspectors per-
40 forming services in counties with 20,000 or fewer residents shall be cer-
41 tified by the American society of home inspectors (ASHI) or other rec-
42 ognized organization of home inspectors.

43 (d) On and after January 1, 2007, home inspectors shall carry a min-

- 1 inum of \$500,000 errors and omissions insurance coverage.
- 2 Sec. 2. This act shall take effect and be in force from and after its
- 3 publication in the statute book.