

SESSION OF 2010

**SUPPLEMENTAL NOTE ON
HOUSE SUBSTITUTE FOR SENATE BILL NO. 324**

As Recommended by House Committee on
Commerce and Labor

Brief*

House Sub. for SB 324 would amend two provisions of the Kansas Home Inspector Professional Competence and Financial Responsibility Act, to change the limit on the amount of damages for disclaimed liability due to any errors or omissions which may arise during a home inspection to less than \$2,000 in the aggregate for each home inspection. The prior amount was \$10,000 in the aggregate.

Background

The provision being amended by the House substitute version of the bill was originally enacted in 2009 Senate Sub. for HB 2260. This provision currently limits the amount of damages or omissions to be no more than \$10,000 in the aggregate for each home inspection. According to testimony, this amount was enacted inadvertently. House Sub. for SB 324 would cure this defect. The original SB 324 contained provisions which would have amended provisions of law regarding the Kansas Commission on Rural Policy.

A representative with the Kansas Association of Real Estate Inspectors addressed the Committee regarding the necessity of the changes.

The fiscal note on the original SB 324 indicated no fiscal effect.

*Supplemental notes are prepared by the Legislative Research Department and do not express legislative intent. The supplemental note and fiscal note for this bill may be accessed on the Internet at <http://www.kslegislature.org>