



Reprinted  
January 25, 2000

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## SENATE BILL No. 243

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DIGEST OF SB 243 (Updated January 24, 2000 3:36 PM - DI 71)

**Citations Affected:** IC 25-1; IC 25-20.2; IC 34-30; noncode.

**Synopsis:** Licensing of home inspectors. Establishes the Indiana home inspectors licensing board to regulate home inspectors and associate home inspectors in Indiana. Sets the qualifications for licensed home inspectors and associate home inspectors. Provides that a person who performs home inspections for compensation without a license commits a Class B infraction. Requires that a civil action based upon the professional services of a licensed home inspector in Indiana must be filed within two years from the date of the act or omission that is the subject of the complaint.

**Effective:** July 1, 2000; January 1, 2001.

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### Merritt

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January 10, 2000, read first time and referred to Committee on Public Policy.  
January 20, 2000, reported favorably — Do Pass.  
January 24, 2000, read second time, amended, ordered engrossed.

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Reprinted  
January 25, 2000

Second Regular Session 111th General Assembly (2000)

PRINTING CODE. Amendments: Whenever an existing statute (or a section of the Indiana Constitution) is being amended, the text of the existing provision will appear in this style type, additions will appear in **this style type**, and deletions will appear in ~~this style type~~.

Additions: Whenever a new statutory provision is being enacted (or a new constitutional provision adopted), the text of the new provision will appear in **this style type**. Also, the word **NEW** will appear in that style type in the introductory clause of each SECTION that adds a new provision to the Indiana Code or the Indiana Constitution.

Conflict reconciliation: Text in a statute in *this style type* or ~~this style type~~ reconciles conflicts between statutes enacted by the 1999 General Assembly.

## SENATE BILL No. 243

A BILL FOR AN ACT to amend the Indiana Code concerning professions and occupations.

*Be it enacted by the General Assembly of the State of Indiana:*

- 1 SECTION 1. IC 25-1-2-2.1 IS AMENDED TO READ AS  
2 FOLLOWS [EFFECTIVE JANUARY 1, 2001]: Sec. 2.1. Rather than  
3 being issued annually, the following permits, licenses, certificates of  
4 registration, or evidences of authority granted by a state agency must  
5 be issued for a period of two (2) years or for the period specified in the  
6 article under which the permit, license, certificate of registration, or  
7 evidence of authority is issued if the period specified in the article is  
8 longer than two (2) years:  
9 (1) Certified public accountants, public accountants, and account-  
10 ing practitioners.  
11 (2) Architects and landscape architects.  
12 (3) Dry cleaners.  
13 (4) Professional engineers.  
14 (5) Land surveyors.  
15 (6) Real estate brokers.  
16 (7) Real estate agents.  
17 (8) Security dealers' licenses issued by the securities

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- 1 commissioner.  
 2 (9) Dental hygienists.  
 3 (10) Dentists.  
 4 (11) Veterinarians.  
 5 (12) Physicians.  
 6 (13) Chiropractors.  
 7 (14) Physical therapists.  
 8 (15) Optometrists.  
 9 (16) Pharmacists and assistants, drugstores or pharmacies.  
 10 (17) Motels and mobile home park licenses.  
 11 (18) Nurses.  
 12 (19) Podiatrists.  
 13 (20) Occupational therapists and occupational therapy assistants.  
 14 (21) Respiratory care practitioners.  
 15 (22) Social workers, marriage and family therapists, and mental  
 16 health counselors.  
 17 (23) Real estate appraiser licenses and certificates issued by the  
 18 real estate appraiser licensure and certification board.  
 19 (24) Wholesale legend drug distributors.  
 20 (25) Physician assistants.  
 21 (26) Dietitians.  
 22 (27) Hypnotists.  
 23 **(28) Home inspectors and associate home inspectors.**  
 24 SECTION 2. IC 25-1-2-6, AS AMENDED BY P.L.24-1999,  
 25 SECTION 2, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 26 JANUARY 1, 2001]: Sec. 6. (a) As used in this section, "license"  
 27 includes all occupational and professional licenses, registrations,  
 28 permits, and certificates issued under the Indiana Code, and "licensee"  
 29 includes all occupational and professional licensees, registrants,  
 30 permittees, and certificate holders regulated under the Indiana Code.  
 31 (b) This section applies to the following entities that regulate  
 32 occupations or professions under the Indiana Code:  
 33 (1) Indiana board of accountancy.  
 34 (2) Indiana grain buyers and warehouse licensing agency.  
 35 (3) Indiana auctioneer commission.  
 36 (4) Board of registration for architects.  
 37 (5) State board of barber examiners.  
 38 (6) State board of cosmetology examiners.  
 39 (7) Medical licensing board of Indiana.  
 40 (8) Secretary of state.  
 41 (9) State board of dentistry.  
 42 (10) State board of funeral and cemetery service.



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- 1 (11) Worker's compensation board of Indiana.  
 2 (12) Indiana state board of health facility administrators.  
 3 (13) Committee of hearing aid dealer examiners.  
 4 (14) Indiana state board of nursing.  
 5 (15) Indiana optometry board.  
 6 (16) Indiana board of pharmacy.  
 7 (17) Indiana plumbing commission.  
 8 (18) Board of podiatric medicine.  
 9 (19) Private detectives licensing board.  
 10 (20) State board of registration for professional engineers.  
 11 (21) Board of environmental health specialists.  
 12 (22) State psychology board.  
 13 (23) Indiana real estate commission.  
 14 (24) Speech-language pathology and audiology board.  
 15 (25) Department of natural resources.  
 16 (26) State boxing commission.  
 17 (27) Board of chiropractic examiners.  
 18 (28) Mining board.  
 19 (29) Indiana board of veterinary medical examiners.  
 20 (30) State department of health.  
 21 (31) Indiana physical therapy committee.  
 22 (32) Respiratory care committee.  
 23 (33) Occupational therapy committee.  
 24 (34) Social worker, marriage and family therapist, and mental  
 25 health counselor board.  
 26 (35) Real estate appraiser licensure and certification board.  
 27 (36) State board of registration for land surveyors.  
 28 (37) Physician assistant committee.  
 29 (38) Indiana dietitians certification board.  
 30 (39) Indiana hypnotist committee.  
 31 (40) **Indiana home inspectors licensing board.**  
 32 (41) Any other occupational or professional agency created after  
 33 June 30, 1981.  
 34 (c) Notwithstanding any other law, the entities included in  
 35 subsection (b) shall send a notice of the upcoming expiration of a  
 36 license to each licensee at least sixty (60) days prior to the expiration  
 37 of the license. The notice must inform the licensee of the need to renew  
 38 and the requirement of payment of the renewal fee. If this notice of  
 39 expiration is not sent by the entity, the licensee is not subject to a  
 40 sanction for failure to renew if, once notice is received from the entity,  
 41 the license is renewed within forty-five (45) days of the receipt of the  
 42 notice.



1 SECTION 3. IC 25-1-6-3 IS AMENDED TO READ AS FOLLOWS  
 2 [EFFECTIVE JANUARY 1, 2001]: Sec. 3. (a) There is established the  
 3 Indiana professional licensing agency. The licensing agency shall  
 4 perform all administrative functions, duties, and responsibilities  
 5 assigned by law or rule to the executive director, secretary, or other  
 6 statutory administrator of the following:

- 7 (1) Indiana board of accountancy (IC 25-2.1-2-1).
- 8 (2) Board of registration for architects (IC 25-4-1-2).
- 9 (3) Indiana auctioneer commission (IC 25-6.1-2-1).
- 10 (4) State board of barber examiners (IC 25-7-5-1).
- 11 (5) State boxing commission (IC 25-9-1).
- 12 (6) State board of cosmetology examiners (IC 25-8-3-1).
- 13 (7) State board of funeral and cemetery service (IC 25-15-9).
- 14 (8) State board of registration for professional engineers  
 15 (IC 25-31-1-3).
- 16 (9) Indiana plumbing commission (IC 25-28.5-1-3).
- 17 (10) Indiana real estate commission (IC 25-34.1).
- 18 (11) Until July 1, 1996, Indiana State board of television and  
 19 radio service examiners (IC 25-36-1-4).
- 20 (12) Real estate appraiser licensure and certification board  
 21 (IC 25-34.1-8-1).
- 22 (13) Private detectives licensing board (IC 25-30-1-5.1).
- 23 (14) State board of registration for land surveyors  
 24 (IC 25-21.5-2-1).

25 **(15) Indiana home inspectors licensing board (IC 25-20.2-2-1).**

26 (b) Nothing in this chapter may be construed to give the licensing  
 27 agency policy making authority, which remains with each board.

28 SECTION 4. IC 25-1-7-1, AS AMENDED BY P.L.24-1999,  
 29 SECTION 4, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 30 JANUARY 1, 2001]: Sec. 1. As used in this chapter:

31 "Board" means the appropriate agency listed in the definition of  
 32 regulated occupation in this section.

33 "Director" refers to the director of the division of consumer  
 34 protection.

35 "Division" refers to the division of consumer protection, office of  
 36 the attorney general.

37 "Licensee" means a person who is:

- 38 (1) licensed, certified, or registered by a board listed in this  
 39 section; and
- 40 (2) the subject of a complaint filed with the division.

41 "Person" means an individual, a partnership, a limited liability  
 42 company, or a corporation.



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1 "Regulated occupation" means an occupation in which a person is  
 2 licensed, certified, or registered by one (1) of the following:

- 3 (1) Indiana board of accountancy (IC 25-2.1-2-1).
- 4 (2) Board of registration for architects (IC 25-4-1-2).
- 5 (3) Indiana auctioneer commission (IC 25-6.1-2-1).
- 6 (4) State board of barber examiners (IC 25-7-5-1).
- 7 (5) State boxing commission (IC 25-9-1).
- 8 (6) Board of chiropractic examiners (IC 25-10-1).
- 9 (7) State board of cosmetology examiners (IC 25-8-3-1).
- 10 (8) State board of dentistry (IC 25-14-1).
- 11 (9) State board of funeral and cemetery service (IC 25-15-9).
- 12 (10) State board of registration for professional engineers  
 13 (IC 25-31-1-3).
- 14 (11) Indiana state board of health facility administrators  
 15 (IC 25-19-1).
- 16 (12) Medical licensing board of Indiana (IC 25-22.5-2).
- 17 (13) Indiana state board of nursing (IC 25-23-1).
- 18 (14) Indiana optometry board (IC 25-24).
- 19 (15) Indiana board of pharmacy (IC 25-26).
- 20 (16) Indiana plumbing commission (IC 25-28.5-1-3).
- 21 (17) Board of podiatric medicine (IC 25-29-2-1).
- 22 (18) Board of environmental health specialists (IC 25-32-1).
- 23 (19) State psychology board (IC 25-33).
- 24 (20) Speech-language pathology and audiology board  
 25 (IC 25-35.6-2).
- 26 (21) Indiana real estate commission (IC 25-34.1-2).
- 27 (22) Indiana board of veterinary medical examiners (IC 15-5-1.1).
- 28 (23) Department of natural resources for purposes of licensing  
 29 water well drillers under IC 25-39-3.
- 30 (24) Respiratory care committee (IC 25-34.5).
- 31 (25) Private detectives licensing board (IC 25-30-1-5.1).
- 32 (26) Occupational therapy committee (IC 25-23.5).
- 33 (27) Social worker, marriage and family therapist, and mental  
 34 health counselor board (IC 25-23.6).
- 35 (28) Real estate appraiser licensure and certification board  
 36 (IC 25-34.1-8).
- 37 (29) State board of registration for land surveyors  
 38 (IC 25-21.5-2-1).
- 39 (30) Physician assistant committee (IC 25-27.5).
- 40 (31) Indiana athletic trainers board (IC 25-5.1-2-1).
- 41 (32) Indiana dietitians certification board (IC 25-14.5-2-1).
- 42 (33) Indiana hypnotist committee (IC 25-20.5-1-7).



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- 1 (34) Indiana physical therapy committee (IC 25-27).  
 2 (35) **Indiana home inspectors licensing board (IC 25-20.2-2-1).**  
 3 **(36)** Any other occupational or professional agency created after  
 4 June 30, 1981.
- 5 SECTION 5. IC 25-1-8-1, AS AMENDED BY P.L.24-1999,  
 6 SECTION 5, IS AMENDED TO READ AS FOLLOWS [EFFECTIVE  
 7 JANUARY 1, 2001]: Sec. 1. As used in this chapter, "board" means  
 8 any of the following:
- 9 (1) Indiana board of accountancy (IC 25-2.1-2-1).
  - 10 (2) Board of registration for architects (IC 25-4-1-2).
  - 11 (3) Indiana auctioneer commission (IC 25-6.1-2-1).
  - 12 (4) State board of barber examiners (IC 25-7-5-1).
  - 13 (5) State boxing commission (IC 25-9-1).
  - 14 (6) Board of chiropractic examiners (IC 25-10-1).
  - 15 (7) State board of cosmetology examiners (IC 25-8-3-1).
  - 16 (8) State board of dentistry (IC 25-14-1).
  - 17 (9) State board of funeral and cemetery service (IC 25-15).
  - 18 (10) State board of registration for professional engineers  
 19 (IC 25-31-1-3).
  - 20 (11) Indiana state board of health facility administrators  
 21 (IC 25-19-1).
  - 22 (12) Medical licensing board of Indiana (IC 25-22.5-2).
  - 23 (13) Mining board (IC 22-10-1.5-2).
  - 24 (14) Indiana state board of nursing (IC 25-23-1).
  - 25 (15) Indiana optometry board (IC 25-24).
  - 26 (16) Indiana board of pharmacy (IC 25-26).
  - 27 (17) Indiana plumbing commission (IC 25-28.5-1-3).
  - 28 (18) Board of environmental health specialists (IC 25-32-1).
  - 29 (19) State psychology board (IC 25-33).
  - 30 (20) Speech-language pathology and audiology board  
 31 (IC 25-35.6-2).
  - 32 (21) Indiana real estate commission (IC 25-34.1-2-1).
  - 33 (22) Indiana board of veterinary medical examiners  
 34 (IC 15-5-1.1-3).
  - 35 (23) Department of insurance (IC 27-1).
  - 36 (24) State police department (IC 10-1-1-1), for purposes of  
 37 certifying polygraph examiners under IC 25-30-2.
  - 38 (25) Department of natural resources for purposes of licensing  
 39 water well drillers under IC 25-39-3.
  - 40 (26) Private detectives licensing board (IC 25-30-1-5.1).
  - 41 (27) Occupational therapy committee (IC 25-23.5-2-1).
  - 42 (28) Social worker, marriage and family therapist, and mental



- 1 health counselor board (IC 25-23.6-2-1).  
 2 (29) Real estate appraiser licensure and certification board  
 3 (IC 25-34.1-8).  
 4 (30) State board of registration for land surveyors  
 5 (IC 25-21.5-2-1).  
 6 (31) Physician assistant committee (IC 25-27.5).  
 7 (32) Indiana athletic trainers board (IC 25-5.1-2-1).  
 8 (33) Board of podiatric medicine (IC 25-29-2-1).  
 9 (34) Indiana dietitians certification board (IC 25-14.5-2-1).  
 10 (35) Indiana physical therapy committee (IC 25-27).  
 11 (36) **Indiana home inspectors licensing board (IC 25-20.2-2-1).**  
 12 (37) Any other occupational or professional agency created after  
 13 June 30, 1981.

14 SECTION 6. IC 25-20.2 IS ADDED TO THE INDIANA CODE AS  
 15 A NEW ARTICLE TO READ AS FOLLOWS [EFFECTIVE  
 16 JANUARY 1, 2001]:

17 **ARTICLE 20.2. HOME INSPECTORS**

18 **Chapter 1. Short Title and Definitions**

19 **Sec. 1. This article may be cited as the "Indiana Home**  
 20 **Inspectors Licensing Act".**

21 **Sec. 2. The definitions in this chapter apply throughout this**  
 22 **article.**

23 **Sec. 3. "Agency" refers to the Indiana professional licensing**  
 24 **agency established by IC 25-1-6-3.**

25 **Sec. 4. "Board" refers to the Indiana home inspectors licensing**  
 26 **board established by IC 25-20.2-2-1.**

27 **Sec. 5. "Client" means a person who hires or seeks to hire a**  
 28 **licensed home inspector or a licensed associate home inspector to**  
 29 **obtain an inspection of and a written report on the condition of a**  
 30 **residential building.**

31 **Sec. 6. "Home inspection" means a noninvasive, physical**  
 32 **examination that is performed on real property and:**

33 **(1) examines, through visual means and the normal user**  
 34 **controls, without the use of mathematical sciences, the:**

35 **(A) mechanical, electrical, or plumbing systems; or**

36 **(B) structural or other essential components;**

37 **or both, of a residential dwelling; and**

38 **(2) is designed to identify visible defects in and the current**  
 39 **condition of the systems, structures, and components**  
 40 **described in subdivision (1).**

41 **The term does not include a code compliance inspection.**

42 **Sec. 7. "Home inspection report" means a written report**

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1 prepared and issued after a home inspection.

2 **Sec. 8. "Licensed associate home inspector" means a person**  
3 **who:**

- 4 (1) has not fulfilled the requirements for a home inspector  
5 license;  
6 (2) is licensed as an associate home inspector under this  
7 article; and  
8 (3) performs home inspections under the supervision of a  
9 licensed home inspector.

10 **Sec. 9. "Licensed home inspector" means a person who:**

- 11 (1) performs home inspections; and  
12 (2) is licensed as a home inspector under this article.

13 **Sec. 10. "Licensee" means a person who performs home**  
14 **inspections and who is licensed under this article as a home**  
15 **inspector or an associate home inspector.**

16 **Sec. 11. "Residential dwelling" means a structure consisting of**  
17 **at least one (1) but not more than five (5) dwelling units, whether**  
18 **occupied or unoccupied.**

19 **Chapter 2. Indiana Home Inspectors Licensing Board**

20 **Sec. 1. The Indiana home inspectors licensing board is created.**

21 **Sec. 2. The board is composed of seven (7) members, all of**  
22 **whom must be Indiana residents, appointed by the governor as**  
23 **follows:**

- 24 (1) Four (4) members who:  
25 (A) are licensed home inspectors; and  
26 (B) have been actively engaged in the practice of  
27 performing home inspections in Indiana for at least five (5)  
28 years before their appointment to the board.  
29 (2) One (1) member who:  
30 (A) is a home builder; and  
31 (B) has been actively engaged in the practice of home  
32 building in Indiana for at least five (5) years before the  
33 member's appointment to the board.  
34 (3) One (1) member who:  
35 (A) is a licensed real estate salesperson under  
36 IC 25-34.1-3-3.1 or a licensed real estate broker under  
37 IC 25-34.1-3-4.1; and  
38 (B) has been actively engaged in the practice of residential  
39 real estate sales in Indiana for at least five (5) years before  
40 the member's appointment to the board.  
41 (4) One (1) member who represents the general public and is  
42 not associated with the real estate business in any way other



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1 than as a consumer.

2 **Sec. 3. (a) Except as provided in subsection (b), the term of**  
3 **office for each member of the board is three (3) years.**

4 **(b) A member shall hold office until a successor is appointed and**  
5 **qualified.**

6 **(c) If a vacancy occurs on the board, the governor shall appoint**  
7 **an individual to serve the unexpired term of the previous member**  
8 **or until a successor is appointed and qualified.**

9 **(d) A member may not serve on the board for more than six (6)**  
10 **consecutive years.**

11 **Sec. 4. (a) The board shall elect from its membership a**  
12 **chairperson and a vice chairperson. The chairperson and the vice**  
13 **chairperson shall serve in that capacity for one (1) year and until**  
14 **a successor is elected. However, the chairperson and the vice**  
15 **chairperson may not serve in that capacity for more than two (2)**  
16 **consecutive years.**

17 **(b) The chairperson shall preside at all meetings. The vice**  
18 **chairperson shall preside at meetings in the absence of the**  
19 **chairperson and shall perform other duties as the chairperson may**  
20 **direct.**

21 **Sec. 5. The agency shall employ an executive director. The**  
22 **executive director shall:**

23 **(1) provide reasonable notice to the board members of the**  
24 **time and place of each meeting;**

25 **(2) keep a record of all:**

26 **(A) meetings;**

27 **(B) votes taken by the board; and**

28 **(C) other proceedings, transactions, communications,**  
29 **official acts, and records of the board;**

30 **(3) keep a current file of all licenses and licensees; and**

31 **(4) perform any other duties that the board may prescribe.**

32 **Sec. 6. (a) The board shall meet at least two (2) times each**  
33 **calendar year upon the call of the chairperson or the written**  
34 **request of a majority of the members of the board.**

35 **(b) The chairperson shall establish the time and place for each**  
36 **meeting.**

37 **(c) A majority of the current members of the board constitutes**  
38 **a quorum for the purpose of transacting business at a meeting. The**  
39 **board may take action only upon the affirmative vote of a majority**  
40 **of the members appointed to the board.**

41 **Sec. 7. (a) Each member of the board is entitled to the minimum**  
42 **salary per diem as provided by IC 4-10-11-2.1(b).**



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1 (b) Each member of the board is entitled to reimbursement for  
2 traveling expenses as provided under IC 4-13-1-4 and other  
3 expenses actually incurred in connection with the member's duties,  
4 as provided in the state policies and procedures established by the  
5 Indiana department of administration and approved by the budget  
6 agency.

7 (c) The compensation and expenses of board members and the  
8 expenses of the board shall be paid from the general fund.

9 **Sec. 8. The board may:**

- 10 (1) administer and enforce this article;
- 11 (2) adopt rules under IC 4-22-2 and prescribe forms for  
12 licenses, applications, and other documents that are necessary  
13 or appropriate for the administration and enforcement of this  
14 article;
- 15 (3) issue, deny, suspend, and revoke licenses in accordance  
16 with this article, which licenses remain the property of the  
17 board;
- 18 (4) subject to IC 25-1-7, investigate complaints concerning  
19 licensees or persons the board has reason to believe should be  
20 licensees, including complaints respecting failure to comply  
21 with this article or the rules, and, when appropriate, take  
22 action under IC 25-20.2-4;
- 23 (5) bring actions in the name of the state of Indiana in an  
24 appropriate circuit court to enforce compliance with this  
25 article or the rules adopted under this article;
- 26 (6) inspect the records of a licensee in accordance with the  
27 rules and standards prescribed by the board;
- 28 (7) conduct, or designate a member or other representative to  
29 conduct, public hearings on any matter for which a hearing is  
30 required under this article and exercise all powers granted  
31 under IC 4-21.5;
- 32 (8) adopt a seal containing the words "Indiana Home  
33 Inspectors Licensing Board" and, through its executive  
34 director, certify copies and authenticate all acts of the board;
- 35 (9) use counsel, consultants, and other persons who are  
36 necessary or appropriate to administer and enforce this  
37 article and the rules adopted under this article;
- 38 (10) enter into contracts and authorize expenditures that are  
39 necessary or appropriate, subject to IC 25-1-6, to administer  
40 and enforce this article and the rules;
- 41 (11) maintain the board's office, files, records, and property  
42 in the city of Indianapolis;

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- 1 (12) establish continuing education requirements of not more
- 2 than twenty (20) hours per year for licensed home inspectors;
- 3 (13) grant, deny, suspend, and revoke approval of
- 4 examinations and courses of study;
- 5 (14) adopt rules to establish, prescribe, or change fees for
- 6 licenses, renewal licenses, examinations, sanctions, penalties,
- 7 or other services provided under this article;
- 8 (15) issue probationary licenses under terms and conditions
- 9 the board considers necessary to ensure compliance with this
- 10 article and the rules and standards established by the board;
- 11 (16) establish standards for licensed home inspectors who
- 12 serve as supervisors for licensed associate home inspectors
- 13 under IC 25-20.2-3-4(e); and
- 14 (17) exercise other specific powers conferred on the board by
- 15 this article.

16 **Sec. 9. The board shall adopt rules establishing:**

- 17 (1) standards for the competent practice of home inspections;
- 18 (2) a code of ethics for licensed home inspectors and licensed
- 19 associate home inspectors; and
- 20 (3) report writing standards for licensed home inspectors and
- 21 licensed associate home inspectors.

22 **Sec. 10. All funds collected under this article shall, at the end of**  
23 **each month, be reported to the auditor of state and deposited with**  
24 **the treasurer of state for deposit in the general fund.**

25 **Chapter 3. Licensing**

26 **Sec. 1. An agency or political subdivision of the state (other than**  
27 **the board) may not impose a registration or license requirement or**  
28 **a license or an employment fee or charge on licensees for activities**  
29 **defined in this article.**

30 **Sec. 2. (a) Except as provided in subsection (b), a person may**  
31 **not conduct a home inspection for compensation in Indiana**  
32 **without a license as a home inspector or an associate home**  
33 **inspector.**

34 **(b) This article does not apply to:**

- 35 (1) a person who is employed as a code enforcement official by
- 36 the state or a political subdivision and who acts within the
- 37 scope of the person's employment;
- 38 (2) a person who is:
  - 39 (A) registered as an architect under IC 25-4-1;
  - 40 (B) registered as a professional engineer under IC 25-31;
  - 41 or
  - 42 (C) licensed as a plumbing contractor or journeyman

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- 1 plumber under IC 25-28.5;
- 2 and who acts within the scope of the person's registration or
- 3 license;
- 4 (3) a person who is licensed under IC 25-34.1 as a real estate
- 5 broker, broker-salesperson, or salesperson and who acts
- 6 within the scope of the person's license;
- 7 (4) a person who is:
- 8 (A) licensed as a real estate appraiser; or
- 9 (B) certified as a general or residential real estate
- 10 appraiser;
- 11 under IC 25-34.1 and who acts within the scope of the
- 12 person's license or certificate;
- 13 (5) a person who is regulated by the state as an insurance
- 14 adjuster and who acts within the scope of the person's
- 15 profession;
- 16 (6) a person who is certified or registered as a pesticide
- 17 applicator or a wood destroying pest inspector and who acts
- 18 within the scope of the practice for which the person is
- 19 certified or registered;
- 20 (7) a person who makes home inspections under the
- 21 supervision of a licensed home inspector to meet the
- 22 requirements of this article for licensure as a home inspector
- 23 or an associate home inspector; or
- 24 (8) a tradesperson or home builder who holds a license from
- 25 a political subdivision and who acts within the scope of the
- 26 person's license.
- 27 **Sec. 3. (a) To obtain a home inspector license, an individual**
- 28 **must:**
- 29 (1) be at least eighteen (18) years of age;
- 30 (2) have graduated from high school or earned a state of
- 31 Indiana general educational development (GED) diploma;
- 32 (3) not have a conviction for:
- 33 (A) an act that would constitute a ground for disciplinary
- 34 sanction under IC 25-1-11; or
- 35 (B) a crime that has a direct bearing on the individual's
- 36 ability to practice competently;
- 37 (4) not be listed on a national or state registry of sex
- 38 offenders;
- 39 (5) pay the fee established by the board;
- 40 (6) pass a written examination prepared and administered by
- 41 the board or its duly appointed agent;
- 42 (7) secure, maintain, and file with the board a certificate of

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**insurance that:**

- (A) provides for general liability coverage in an amount of not less than one hundred thousand dollars (\$100,000);**
- (B) lists the state as an additional insured; and**
- (C) is backed by a policy stating that cancellation and nonrenewal of the policy is not effective unless at least ten (10) days notice of the cancellation or nonrenewal has been received in writing by the board;**
- (8) have performed at least two hundred fifty (250) home inspections that were verified by the board and found to be in compliance with the home inspection standards established by the board; and**
- (9) have been licensed as an associate home inspector for not less than one (1) year.**

**(b) A license issued under subsection (a) expires two (2) years from the date of issuance of the license.**

**(c) A licensed home inspector may renew a license upon:**

- (1) paying the renewal fee established by the board; and**
- (2) completing the continuing education requirements established by the board.**

**Sec 4. (a) To obtain an associate home inspector license, an individual must:**

- (1) meet the requirements for licensure under section 3(a)(1) through 3(a)(7) of this chapter;**
- (2) become associated with a licensed home inspector who will supervise the home inspections required under section 3(a)(8) of this chapter for a home inspector license; and**
- (3) have completed a board approved training program or course of study and successfully passed an exit examination.**

**(b) An associate home inspector license expires one (1) year after the date of issuance of the license.**

**(c) A licensed associate home inspector may renew an associate home inspector license upon:**

- (1) paying the renewal fee established by the board; and**
- (2) completing the continuing education requirements established by the board.**

**(d) A person may not hold an associate home inspector license for more than five (5) years. If after holding an associate home inspector license for five (5) years, a licensed associate home inspector has not met all the requirements to become a licensed home inspector, the person's associate home inspector license expires. A person whose associate home inspector license has**

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1 expired under this subsection may reapply for a new associate  
2 home inspector license under subsection (a).

3 (e) To meet the requirement in section 3(a)(8) of this chapter for  
4 licensure as a home inspector, a licensed associate home inspector  
5 must perform two hundred fifty (250) home inspections under the  
6 supervision of one (1) or more board approved licensed home  
7 inspectors under the following conditions:

8 (1) The licensed home inspector shall attend and supervise at  
9 least ten (10) home inspections performed by the licensed  
10 associate home inspector, at intervals determined by the  
11 board, and provide comments and guidance to ensure the  
12 licensed associate home inspector's compliance with the  
13 standards of practice, code of ethics, and report writing  
14 standards established by the board under IC 25-20.2-2-9.

15 (2) The licensed home inspector shall review at least two  
16 hundred forty (240) additional home inspection reports and  
17 provide comments and guidance to ensure the licensed  
18 associate home inspector's compliance with the standards of  
19 practice, code of ethics, and report writing standards  
20 established by the board under IC 25-20.2-2-9.

21 (3) The licensed associate home inspector and the licensed  
22 home inspector shall maintain separate logs of all supervised  
23 home inspections. The log must contain at least the following  
24 information:

25 (A) the client's name and address;

26 (B) the address of the inspected property;

27 (C) the date of the inspection;

28 (D) the date the written report was reviewed by the  
29 licensed home inspector; and

30 (E) any appropriate comments.

31 (4) The supervising licensed home inspector may establish,  
32 with board approval, additional and appropriate training to  
33 advance the skills of the licensed associate home inspector.

34 (5) The supervising licensed home inspector may charge a fee  
35 for the person's service as a supervising inspector.

36 Sec. 5. (a) A resident of another state who substantially meets  
37 the requirements of this article may be licensed as a home  
38 inspector in Indiana.

39 (b) A nonresident home inspector described in subsection (a)  
40 shall file with the board a written consent stating that:

41 (1) an action arising from the conduct of the licensee's  
42 business in Indiana may be commenced in the county in

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- 1           **Indiana in which the cause of action accrues;**
- 2           **(2) service of process may be made upon the board as agent**
- 3           **for the nonresident licensee; and**
- 4           **(3) service of process in accordance with the Indiana Rules of**
- 5           **Trial Procedure subjects the licensee to the jurisdiction of the**
- 6           **courts in the county in which the cause of action accrues.**

7           **Sec. 6. A licensee shall notify the board immediately of any**  
 8 **change of:**

- 9           **(1) name;**
- 10          **(2) name under which the licensee conducts business; or**
- 11          **(3) business address.**

12           **Chapter 4. Enforcement**

13           **Sec. 1. (a) The board may discipline or impose sanctions on a**  
 14 **licensee for any of the following violations:**

- 15          **(1) Disclosing information concerning the results of a home**
- 16          **inspection without the approval of a client or the client's legal**
- 17          **representative, except under a court order.**
- 18          **(2) Accepting compensation for the same service from more**
- 19          **than one (1) interested party without the consent of all**
- 20          **interested parties.**
- 21          **(3) Accepting commissions or allowances, directly or**
- 22          **indirectly, from other parties dealing with the licensee's client**
- 23          **in connection with work for which the licensee is responsible.**
- 24          **(4) Failing to disclose to a client information about a business**
- 25          **interest of the licensee that may affect the client in connection**
- 26          **with the home inspection.**
- 27          **(5) Knowingly making a false representation about the**
- 28          **condition of the premises covered by an inspection or about**
- 29          **the extent of the services to be performed.**
- 30          **(6) Committing a felony in the course of the practice of home**
- 31          **inspection or committing any act constituting a violation of**
- 32          **IC 25-20.2-3-3(a)(3) or IC 25-20.2-3-3(a)(4).**
- 33          **(7) Violating this article or the rules adopted by the board**
- 34          **under this article.**
- 35          **(8) Making a false or misleading representation:**
- 36                **(A) upon an application under this article; or**
- 37                **(B) in providing information requested by the board.**
- 38          **(9) Failing to pay required fees or fines or to maintain the**
- 39          **insurance required under this article.**
- 40          **(10) Communicating false or misleading advertising about the**
- 41          **type of license held.**
- 42          **(11) Engaging in a course of lewd or immoral conduct in**

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connection with the delivery of services to clients.

(12) Failing to complete the continuing education requirements established by the board.

(b) The board may impose any of the following sanctions, singly or in combination, if the board finds that a licensee commits a violation described in subsection (a):

- (1) Permanently revoke a licensee's license.
- (2) Suspend a licensee's license.
- (3) Censure a licensee.
- (4) Issue a letter of reprimand.
- (5) Place a licensee on probation and require the licensee to:
  - (A) report regularly to the board upon the matters that are the basis of the probation; or
  - (B) continue or renew professional education under the supervision of another licensee approved by the board until a satisfactory degree of skill is attained in those areas that are the basis of the probation.
- (6) Assess an administrative fine, not to exceed the costs of investigation and enforcement.

Sec. 2. (a) Except as provided in subsection (b), the board may not impose disciplinary sanctions against a licensee until the board provides the following:

- (1) Notice of the nature of the charges and allegations that constitute a basis for discipline.
- (2) The opportunity for a hearing before the board and notice of the date and time of a hearing before the board.

(b) The board may summarily suspend a license for up to ninety (90) days before a final adjudication or during an appeal of the board's determination if the board finds that the licensee represents a clear and immediate danger to the public's health, safety, or property if the licensee is allowed to continue to practice. The summary suspension may be renewed, upon a hearing before the board, for up to ninety (90) days.

Sec. 3. (a) A person who performs home inspections for compensation without a license under this article as either a home inspector or an associate home inspector commits a Class B infraction. When entering a judgment for an infraction under this section, the court shall add to any penalty imposed the amount of any fee or other compensation earned in the commission of the infraction. Each transaction constitutes a separate infraction.

(b) In all actions for the collection of a fee or other compensation for performing home inspections, the party seeking

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1 relief must allege and prove that, at the time the cause of action  
2 arose, the party seeking relief was not in violation of this section.

3 (c) The requirements of this section may be waived for  
4 individuals moving to Indiana from another jurisdiction if the  
5 following requirements are met:

6 (1) The other jurisdiction grants the same privileges to  
7 licensees of Indiana.

8 (2) The individual is licensed in the other jurisdiction.

9 (3) The licensing requirements of the other jurisdiction are  
10 substantially similar to the requirements of this article.

11 (4) The applicant states that the applicant has studied, is  
12 familiar with, and will abide by this article and the rules  
13 adopted by the board under this article.

14 **Chapter 5. Liability and Immunity From Liability**

15 **Sec. 1. (a) An action for damages, whether brought in contract**  
16 **or tort or on any other basis, based upon professional services that**  
17 **were rendered or that should have been rendered by a licensed**  
18 **home inspector or a licensed associate home inspector may not be**  
19 **brought, commenced, or maintained in a court in Indiana unless**  
20 **the action is filed not later than two (2) years after the date of the**  
21 **alleged act or omission.**

22 (b) A licensed home inspector or a licensed associate home  
23 inspector is not liable to a person for damages that arise from an  
24 act or omission relating to a home inspection if that person is not  
25 a party to the home inspection contract, unless that person is a  
26 party to a contemplated residential dwelling sale transaction with  
27 the person who is a party to the home inspection contract.

28 (c) A person who:

29 (1) is a professional licensed in Indiana;

30 (2) acts within the scope of the person's profession; and

31 (3) is not a licensed home inspector or a licensed associate  
32 home inspector;

33 is not liable for the findings, errors, or omissions of a home  
34 inspection unless the person has fraudulently provided or  
35 concealed information that induced a licensed home inspector's or  
36 a licensed associate home inspector's finding, error, or omission  
37 that is the basis of the claim.

38 (d) A person who in good faith recommends or endorses a  
39 licensed home inspector or a licensed associate home inspector  
40 without compensation, remuneration, rebate, or other form of  
41 consideration is not liable for the actions of the licensed home  
42 inspector or licensed associate home inspector, including errors,



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1 omissions, the failure to perform contracted duties of a home  
 2 inspection, or the failure to meet the standards of practice, report  
 3 writing standards, or code of ethics established by the board under  
 4 IC 25-20.2-2-9.

5 **Sec. 2. A licensed home inspector, acting as a supervisor of:**

6 (1) a licensed associate home inspector under  
 7 IC 25-20.2-3-4(e); or

8 (2) a licensed home inspector or licensed associate home  
 9 inspector placed on probation under IC 25-20.2-4-1(b);

10 without charging a fee, is not liable to any person for damages that  
 11 arise from an act or omission relating to a home inspection  
 12 performed by a licensed associate home inspector or by a licensed  
 13 home inspector or licensed associate home inspector placed on  
 14 probation.

15 SECTION 7. IC 34-30-2-98.8 IS ADDED TO THE INDIANA  
 16 CODE AS A NEW SECTION TO READ AS FOLLOWS  
 17 [EFFECTIVE JANUARY 1, 2001]: **Sec. 98.8. IC 25-20.2-5-1 and**  
 18 **IC 25-20.2-5-2 (Concerning home inspections).**

19 SECTION 8. [EFFECTIVE JANUARY 1, 2001] (a) As used in this  
 20 SECTION, "board" refers to the Indiana home inspectors licensing  
 21 board established by IC 25-20.2-2-1, as added by this act.

22 (b) Notwithstanding IC 25-20.2-3-3(a)(9), as added by this act,  
 23 before December 31, 2001, the board may issue to an individual,  
 24 upon the individual's application and payment of fees, a home  
 25 inspector license if the individual:

26 (1) meets the requirements of IC 25-20.2-3-3(a)(1) through  
 27 IC 25-20.2-3-3(a)(7), as added by this act;

28 (2) has been engaged in the practice of home inspections for  
 29 not less than six (6) months; and

30 (3) has performed at least two hundred fifty (250) home  
 31 inspections in Indiana.

32 (c) The board may consider and accept the successful  
 33 completion of equivalent licensing requirements in another state  
 34 instead of one (1) or more of the requirements of  
 35 IC 25-20.2-3-3(a)(1) through IC 25-20.2-3-3(a)(8), as added by this  
 36 act.

37 (d) This SECTION expires December 31, 2001.

38 SECTION 9. [EFFECTIVE JULY 1, 2000] (a) As used in this  
 39 SECTION, "board" refers to the Indiana home inspectors licensing  
 40 board established by IC 25-20.2-2-1, as added by this act.

41 (b) Notwithstanding IC 25-20.2-3-3(a)(9), as added by this act,  
 42 an individual may be appointed to the board under



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- 1 **IC 25-20.2-2-2(1), as added by this act, if the individual:**  
2 **(1) meets the requirements of IC 25-20.2-3-3(a)(1) through**  
3 **IC 25-20.2-3-3(a)(7), as added by this act;**  
4 **(2) has been engaged in the practice of home inspections for**  
5 **not less than six (6) months; and**  
6 **(3) has performed at least two hundred fifty (250) home**  
7 **inspections in Indiana.**  
8 **(c) Before January 1, 2001, the governor shall make the**  
9 **appointments required by this act. Notwithstanding**  
10 **IC 25-20.2-2-3(a), as added by this act, the initial appointments to**  
11 **the board made under IC 25-20.2-2-2, as added by this act, must be**  
12 **staggered so that:**  
13 **(1) three (3) of the initial appointments are for three (3) years;**  
14 **(2) two (2) of the initial appointments are for two (2) years;**  
15 **and**  
16 **(3) two (2) of the initial appointments are for one (1) year.**  
17 **(d) This SECTION expires December 31, 2004.**

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COMMITTEE REPORT

Mr. President: The Senate Committee on Public Policy, to which was referred Senate Bill No. 243, has had the same under consideration and begs leave to report the same back to the Senate with the recommendation that said bill DO PASS.

(Reference is made to Senate Bill 243 as introduced.)

WYSS, Chairperson

Committee Vote: Yeas 6, Nays 0.

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SENATE MOTION

Mr. President: I move that Senate Bill 243 be amended to read as follows:

Page 10, line 8, delete "home inspectors" and insert "**general fund.**".

Page 10, delete line 9.

Page 11, line 25, delete "home inspectors licensing" and insert "**general fund.**".

Page 11, delete lines 26 through 28.

Page 18, delete lines 18 through 33.

(Reference is to SB 243 as printed January 21, 2000.)

MERRITT

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SENATE MOTION

Mr. President: I move that Senate Bill 243 be amended to read as follows:

Page 17, line 29, after "to the" insert "**home inspection**".

Page 17, line 29, after "contract" insert ", **unless that person is a party to a contemplated residential dwelling sale transaction with the person who is a party to the home inspection contract.**".

Page 17, line 29, delete "under which the home inspection is".

Page 17, delete line 30.

(Reference is to SB 243 as printed January 21, 2000.)

ALEXA

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