

By Mr. Cousins of Newburyport, petition (accompanied by bill, House, No. 1980) of Frank G. Cousins, Jr., James P. Jajuga, Arthur J. Broadhurst and Alvin E. Thompson relative to the licensing of home inspectors and the certification by the Board of Building Regulations and Standards. Government Regulations.

The Commonwealth of Massachusetts

In the Year One Thousand Nine Hundred and Ninety-Five.

AN ACT RELATIVE TO LICENSING HOME INSPECTORS.

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 1 of Chapter 143 of the General Laws, as
2 appearing in the 1992 Official Edition, is hereby amended by
3 inserting immediately following line 21, the following: "Home
4 Inspector", any person who, for a fee or other valuable considera-
5 tion, undertakes, or offers to undertake an inspection of a single or
6 multiple family building, or portion thereof, or appurtenant build-
7 ings or structures for the purposes of evaluating and/or making rec-
8 ommendations regarding the condition of such buildings or portions
9 thereof including, but not limited to the building's structural,
10 mechanical, electrical, ventilation, heating and/or cooling, fire
11 detections/suppression/alarm systems, plumbing, interior and exte-
12 rior wall, floor and roof coverings and finishes or any other item
13 upon which evaluations and/or recommendations are relied upon by
14 the potential purchaser of a building. A "home inspector" shall not
15 have the authority to enforce the provisions of the Massachusetts
16 State Building Code, Plumbing and Fuel Gas Code, Electrical Code,
17 Health or Sanitary Code or any other code relating to the construc-
18 tion, occupancy or maintenance of any building.

1 SECTION 2. Chapter 143 of the General Laws is hereby further
2 amended by inserting at the end thereof, the following section:—

3 Section 101. All home inspectors shall be certified by the State
4 Board of Building Regulations and Standards in accordance with
5 regulations and standards promulgated by said Board. Fees shall be
6 established by the Board of Building Regulations and Standards for
7 the purposes of the administration and enforcement of this section.