

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 1732 Session of
1995

INTRODUCED BY TRAVAGLIO, GODSHALL, DeLUCA, RICHARDSON, ITKIN,
BELFANTI, PESCI, SHANER, READSHAW, CORRIGAN, WALKO, STEELMAN,
TRELLO, PISTELLA, VAN HORNE, JOSEPHS, BATTISTO AND GIGLIOTTI,
JUNE 14, 1995

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, JUNE 14, 1995

AN ACT

1 Providing for the registration of commercial house inspectors
2 and for additional powers and duties of the Department of
3 Labor and Industry; and providing for rules and regulations
4 and for penalties.

5 The General Assembly of the Commonwealth of Pennsylvania
6 hereby enacts as follows:

7 Section 1. Short title.

8 This act shall be known and may be cited as the Commercial
9 House Inspectors Registration Act.

10 Section 2. Definitions.

11 The following words and phrases when used in this act shall
12 have the meanings given to them in this section unless the
13 context clearly indicates otherwise:

14 "Commercial house inspector." A person, firm or corporation
15 which is contracted to inspect or supervise the inspection of
16 the house of another. An inspection shall include, but not be
17 limited to, the house's structural support, foundation and roof,
18 as well as the electrical, plumbing and heating systems.

1 "Department." The Department of Labor and Industry of the
2 Commonwealth.

3 Section 3. Registration required.

4 No person shall conduct an inspection or supervise an
5 inspection of the house of another unless that person is a
6 commercial house inspector registered with the department.

7 Section 4. Requirements for registration and issuance of
8 certificate.

9 (a) Requirements.--An applicant for registration under this
10 act must submit written proof to the department that the
11 applicant:

12 (1) Has successfully completed the certification process
13 utilized by the American Society of Home Inspectors.

14 (2) Has obtained insurance against liability and errors
15 and omissions in an amount determined to be sufficient by the
16 department.

17 (b) Issuance of registration certificate.--The department
18 shall issue a registration certificate to the commercial house
19 inspector if the requirements of subsection (a) are met.

20 Section 5. Duration of registration.

21 Each registration shall be valid for one year from the date
22 it is issued unless otherwise revoked. All registrations must be
23 renewed annually on forms provided by the department.

24 Section 6. Fee for registration.

25 Fees for registrations under this act shall be determined by
26 the department and shall be used for costs incurred in the
27 administration of this act.

28 Section 7. Penalties.

29 Any person, firm or corporation that engages in the business
30 or occupation of or advertises or holds itself out as or acts

1 temporarily or otherwise as a commercial house inspector without
2 first having secured the required registration under this act,
3 or who otherwise violates this act, shall, upon conviction, be
4 sentenced to pay a fine of not less than \$500 nor more than
5 \$5,000, or to imprisonment for not more than 30 days, or both.
6 Each day a violation continues shall be a separate offense.
7 Section 8. Effective date.
8 This act shall take effect in 90 days.