

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 2203 Session of
2001

INTRODUCED BY ZUG, NICKOL AND ARGALL, DECEMBER 4, 2001

AS REPORTED FROM COMMITTEE ON URBAN AFFAIRS, HOUSE OF
REPRESENTATIVES, AS AMENDED, DECEMBER 5, 2001

AN ACT

1 Amending Title 68 (Real and Personal Property) of the
2 Pennsylvania Consolidated Statutes, further providing for
3 requirement for home inspectors and for required contractual
4 provision regarding home inspections.

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

7 Section 1. The definition of "national home inspectors
8 association" in section 7502(A) of Title 68 of the Pennsylvania <—
9 Consolidated Statutes is amended to read:

10 § 7502. Definitions and index of definitions.

11 (a) Definitions.--The following words and phrases when used
12 in this chapter shall have the meanings given to them in this
13 section unless the context clearly indicates otherwise:

14 * * *

15 "National home inspectors association." Any national
16 association of home inspectors that:

17 (1) Is operated on a not-for-profit basis and is not
18 operated as a franchise.

1 (2) Has members in more than ten states.

2 (3) Requires that a person may not become a full member
3 unless the person [has performed or participated in more than
4 100 home inspections and] has passed a recognized or
5 accredited examination testing knowledge of the proper
6 procedures for conducting a home inspection.

7 (4) Requires that its members comply with a code of
8 conduct and attend continuing professional education classes
9 as an ongoing condition of membership.

10 * * *

11 Section 2. Section 7506 of Title 68 is amended to read:

12 § 7506. Required contractual provision regarding home
13 inspections.

14 A provision of an agreement of transfer regarding the right
15 of the buyer to obtain a home inspection report and providing
16 for the consequences, if any, shall provide that the home
17 inspection be performed by:

18 (1) a full member in good standing of a national home
19 inspection association in accordance with the ethical
20 standards and code of conduct or practice of that
21 association[. A home inspection performed by a person who has
22 not attained full membership in a national home inspection
23 association satisfies the requirements of this section if the
24 person is supervised by a full member in good standing of a
25 national home inspection association who agrees to be
26 responsible for the home inspection report by signing the
27 report.]; ~~and~~ OR

28 (2) an individual, in good standing, who is active
29 within a national home inspectors association working to
30 become a full member in accordance with the ethical

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1 standards, code of conduct, practice or requirements of that
2 association.
3 Section 3. This act shall take effect immediately.