

THE GENERAL ASSEMBLY OF PENNSYLVANIA

HOUSE BILL

No. 635 Session of  
1999

INTRODUCED BY L. I. COHEN, YOUNGBLOOD, MASLAND, ORIE, BEBKO-  
JONES, SNYDER, ROBINSON, READSHAW, FICHTER, MYERS, CORRIGAN,  
M. COHEN, HARHART, TRAVAGLIO, CURRY, RUBLEY, HORSEY, MELIO,  
BROWNE, WILLIAMS, DALEY, RAMOS, SAYLOR, HARHAI, STEELMAN,  
FREEMAN, JOSEPHS, CASORIO, KIRKLAND, McCALL, CIVERA AND  
JAMES, FEBRUARY 22, 1999

REFERRED TO COMMITTEE ON CONSUMER AFFAIRS, FEBRUARY 22, 1999

AN ACT

1 Requiring liability insurance for house inspectors; and imposing  
2 penalties.

3 The General Assembly of the Commonwealth of Pennsylvania  
4 hereby enacts as follows:

5 Section 1. Short title.

6 This act shall be known and may be cited as the House  
7 Inspector Liability Insurance Act.

8 Section 2. Definitions.

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

12 "House inspection." An examination of a residential building  
13 to determine:

- 14 (1) quality of construction;  
15 (2) current condition of physical plant; and  
16 (3) safety.

1 "House inspector." A person that, for consideration,  
2 performs a house inspection for a prospective purchaser.

3 Section 3. Liability insurance.

4 (a) Requirement.--A house inspector shall maintain liability  
5 insurance in the amount of at least \$500,000 for errors and  
6 omissions in the performance of a house inspection.

7 (b) Term.--

8 (1) Except as set forth in paragraph (2), a house  
9 inspector shall maintain insurance under subsection (a) for  
10 at least two years after the latest house inspection the  
11 house inspector performs.

12 (2) Paragraph (1) shall not apply to a house inspection  
13 which was performed prior to the effective date of this act.

14 Section 4. Penalty.

15 A person who violates section 3 commits a summary offense and  
16 shall, upon conviction, be sentenced to pay a fine of \$300 or to  
17 imprisonment for not more than 90 days, or both.

18 Section 5. Effective date.

19 This act shall take effect in 60 days.