SENATE BILL NO. _____ HOUSE BILL NO. _____

A BILL to amend and reenact § 54.1-517.2 of the Code of Virginia and to amend the Code of Virginia by adding in Article 2 of Chapter 5 of Title 54.1 a section numbered 54.1-517.2:2, relating to the Department of Professional and Occupational Regulation; home inspectors; insurance requirements and prohibited contract provisions.

Be it enacted by the General Assembly of Virginia:

1. That § 54.1-517.2 of the Code of Virginia is amended and reenacted and that the Code of Virginia is amended by adding in Article 2 of Chapter 5 of Title 54.1 a section numbered 54.1-517.2:2 as follows:

§ 54.1-517.2. Requirements for licensure.

A. The Board shall issue a license to practice as a home inspector in the Commonwealth to:

1. An individual who holds an unexpired certificate as a home inspector issued prior to June 30, 2017; or

2. An applicant who has successfully:

a. Completed the educational requirements as required by the Board;

b. Completed the experience requirements as required by the Board; ~~and~~

c. Passed the examination approved by the Board; and

d. Obtained general liability insurance and professional liability insurance coverage that meet the minimum limits established by the Board, which shall be no less than $1 million per act or occurrence.

B. The Board shall issue a license with the new residential structure endorsement to any applicant who completes a training module developed by the Board in conjunction with the Department of Housing and Community Development based on the International Residential Code component of the Virginia Uniform Statewide Building Code.

§ 54.1-517.2:2. Certain contract provisions prohibited.

No contract for home inspection services shall contain any provision limiting liability

to less than the minimum coverage limits established by the Board, for damages arising from acts or omissions of (i) a home inspector or (ii) an employee or agent of a business that provides home inspection services.

2. That the Virginia Board for Asbestos, Lead, and Home Inspectors shall promulgate regulations establishing minimum limits of general liability and professional liability insurance coverage for home inspectors.

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