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By: **Delegates Fulton and Kach**

Introduced and read first time: February 7, 2002

Assigned to: Economic Matters

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A BILL ENTITLED

1 AN ACT concerning

2 **Home Inspectors - Professional Development Requirements**

3 FOR the purpose of requiring a licensed home inspector to complete certain  
4 professional development instruction, and to submit certain evidence of  
5 compliance with the requirement, to qualify for renewal of the license;  
6 authorizing the State Commission of Real Estate Appraisers and Home  
7 Inspectors to provide by regulation for exceptions to the professional  
8 development requirement; requiring the Commission to approve the form and  
9 subject matter of, the entities that may offer, and the methods of conducting the  
10 professional development courses; requiring the issuance of a certain certificate  
11 of completion; providing that this Act does not limit the authority of the  
12 Commission to require additional education, training, or experience under  
13 certain circumstances; and generally relating to professional development  
14 requirements for home inspectors.

15 BY repealing and reenacting, with amendments,  
16 Article - Business Occupations and Professions  
17 Section 16-3A-07  
18 Annotated Code of Maryland  
19 (2000 Replacement Volume and 2001 Supplement)

20 BY adding to  
21 Article - Business Occupations and Professions  
22 Section 16-3A-09  
23 Annotated Code of Maryland  
24 (2000 Replacement Volume and 2001 Supplement)

25 SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF  
26 MARYLAND, That the Laws of Maryland read as follows:

1 **Article - Business Occupations and Professions**

2 16-3A-07.

3 (a) Unless a license is renewed for a 2-year term as provided in this section,  
4 the license expires on a staggered basis as determined by the Secretary.

5 (b) At least 1 month before a license expires, the Commission shall mail to the  
6 licensee, at the last known address of the licensee:

7 (1) a renewal application form; and

8 (2) a notice that states:

9 (i) the date on which the current license expires; and

10 (ii) the amount of the renewal fee.

11 (c) Before a license expires, the licensee may renew it for an additional 2-year  
12 term, if the licensee:

13 (1) otherwise is entitled to be licensed;

14 (2) pays to the Commission a renewal fee not to exceed \$400; [and]

15 (3) submits a renewal application on the form that the Commission  
16 provides; AND

17 (4) SUBMITS TO THE COMMISSION ADEQUATE EVIDENCE OF  
18 COMPLIANCE WITH THE PROFESSIONAL DEVELOPMENT REQUIREMENT OF §  
19 16-3A-09 OF THIS SUBTITLE.

20 (d) The Commission shall renew the license of and issue a license to each  
21 licensee who meets the requirements of this section.

22 16-3A-09.

23 (A) (1) TO QUALIFY FOR RENEWAL OF A LICENSE AS A HOME INSPECTOR  
24 UNDER THIS SUBTITLE, A LICENSEE SHALL COMPLETE AT LEAST 15 CLOCK HOURS  
25 OF PROFESSIONAL DEVELOPMENT INSTRUCTION, AS PROVIDED IN THIS SECTION,  
26 DURING THE PRECEDING 2-YEAR LICENSE TERM.

27 (2) THE COMMISSION BY REGULATION MAY PROVIDE EXCEPTIONS TO  
28 THE PROFESSIONAL DEVELOPMENT REQUIREMENT OF THIS SECTION.

29 (B) THE COMMISSION SHALL APPROVE THE FORM AND SUBJECT MATTER OF  
30 PROFESSIONAL DEVELOPMENT COURSES FOR HOME INSPECTORS REQUIRED UNDER  
31 THIS SECTION.

1 (C) THE COMMISSION SHALL APPROVE THE ENTITIES THAT MAY CONDUCT  
2 THE PROFESSIONAL DEVELOPMENT COURSES FOR HOME INSPECTORS AND THE  
3 METHODS OF CONDUCTING THEM.

4 (D) ON SUCCESSFUL COMPLETION OF A PROFESSIONAL DEVELOPMENT  
5 COURSE BY A LICENSEE, THE ENTITY THAT CONDUCTED THE COURSE OR THE  
6 INSTRUCTOR SHALL ISSUE TO THE LICENSEE A CERTIFICATE OF COMPLETION THAT  
7 STATES THE NUMBER OF CLOCK HOURS OF THAT COURSE.

8 (E) THIS SECTION DOES NOT LIMIT THE AUTHORITY OF THE COMMISSION TO  
9 REQUIRE ADDITIONAL EDUCATION, TRAINING, OR EXPERIENCE AS NECESSARY TO  
10 ENSURE THE COMPETENCY OF LICENSED HOME INSPECTORS.

11 SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect  
12 October 1, 2002.