

Chapter 746

(Senate Bill 33)

AN ACT concerning

Baltimore City – Home Inspectors – Residential Rental Inspections

FOR the purpose of prohibiting a licensed home inspector from making certain certifications relating to pests as part of a residential rental inspection in Baltimore City unless the home inspector has a certain certification; prohibiting a licensed home inspector from making certain certifications relating to electrical systems as part of a residential rental inspection in Baltimore City unless the home inspector has completed certain training; requiring certain training to be in addition to certain home inspector training; providing that certain criminal penalties do not apply to a violation of this Act; and generally relating to residential rental inspections in Baltimore City.

BY repealing and reenacting, without amendments,
Article – Agriculture
Section 5–201(k) and 5–207(a)
Annotated Code of Maryland
(2016 Replacement Volume and 2018 Supplement)

BY adding to
Article – Business Occupations and Professions
Section 16–703.2
Annotated Code of Maryland
(2018 Replacement Volume)

BY repealing and reenacting, with amendments,
Article – Business Occupations and Professions
Section 16–706
Annotated Code of Maryland
(2018 Replacement Volume)

BY repealing and reenacting, without amendments,
Article – Business Occupations and Professions
Section 16–707
Annotated Code of Maryland
(2018 Replacement Volume)

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

Article – Agriculture

5-201.

(k) “Pest control consultant” means a person who engages in the business of:

(1) Offering or supplying technical advice or supervision;

(2) Inspecting for or identifying pests; or

(3) Recommending the use of a specific pesticide for the purpose of controlling a pest in or on water, air, land, plants, structures, or animals.

5-207.

(a) Each pest control consultant, pest control applicator, or public agency applicator shall obtain an annual certificate indicating competence in one or more established categories from the Secretary. Each private applicator shall obtain a certificate which shall require periodic renewal as determined by the Secretary.

Article – Business Occupations and Professions

16-703.2.

(A) THIS SECTION APPLIES ONLY IN BALTIMORE CITY.

(B) A LICENSED HOME INSPECTOR CONDUCTING AN INSPECTION OF A RENTAL DWELLING UNDER ARTICLE 13, § 5-7 OF THE BALTIMORE CITY CODE MAY NOT MAKE A CERTIFICATION AS A PART OF THAT INSPECTION RELATING TO:

(1) THE PRESENCE OR IDENTIFICATION OF PESTS, UNLESS THE HOME INSPECTOR IS CERTIFIED AS A PEST CONTROL CONSULTANT, PEST CONTROL APPLICATOR, OR PUBLIC AGENCY APPLICATOR UNDER § 5-207 OF THE AGRICULTURE ARTICLE; OR

(2) THE DWELLING’S ELECTRICAL SYSTEM, UNLESS THE HOME INSPECTOR HAS COMPLETED A MINIMUM OF 8 HOURS OF TRAINING IN ELECTRICAL SYSTEMS CERTIFIED BY THE BALTIMORE CITY HOUSING COMMISSIONER.

(C) THE ELECTRICAL TRAINING REQUIRED UNDER SUBSECTION (B)(2) OF THIS SECTION SHALL BE IN ADDITION TO THE TRAINING REQUIRED UNDER SUBTITLE 3A OF THIS TITLE.

16-706.

(a) **[A] EXCEPT FOR A VIOLATION OF § 16–703.2 OF THIS SUBTITLE,** A person who violates any provision of this title is guilty of a misdemeanor and on conviction is subject to a fine not exceeding \$5,000 or imprisonment not exceeding 1 year or both.

(b) (1) The Commission may impose on a person who violates any provision of this title a penalty not exceeding \$5,000 for each violation.

(2) In setting the amount of the penalty, the Commission shall consider:

- (i) the seriousness of the violation;
- (ii) the harm caused by the violation;
- (iii) the good faith of the violator;
- (iv) any history of previous violations by the violator; and
- (v) any other relevant factors.

(3) The Commission shall pay any penalty collected under this subsection into the General Fund of the State.

16–707.

(a) The Commission may impose on a person who violates this title a civil penalty not exceeding \$5,000 for each violation, whether or not the person is licensed or holds a certificate under this title.

(b) In setting the amount of a civil penalty, the Commission shall consider:

- (1) the seriousness of the violation;
- (2) the good faith of the violator;
- (3) any previous violations;
- (4) the harmful effect of the violation on the complainant, the public, and the business of home inspections or real estate appraisals;
- (5) the assets of the violator; and
- (6) any other relevant factors.

SECTION 2. AND BE IT FURTHER ENACTED, That this Act shall take effect October 1, 2019.

Enacted under Article II, § 17(c) of the Maryland Constitution, May 25, 2019.