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Senate Bill SB 0254

Senate Education Health and Environmental Affairs
February 11, 2020

POSITION: IN FAVOR

Back River Pre-Cast, LLC (BRP) is a Maryland company that manufactures precast products including concrete products used for wastewater. Maryland currently does not have a statewide licensing requirement for property transfer inspectors to ensure the protection of the public from faulty installations or inspections. SB 0254 is needed to provide that protection. The need for licensing is as follows:

1) No statewide or county licensing requirements
2) The only requirement now is that you pass a MDE approved course and that is not enforced.
3) No uniformed require standard for a inspection
    a) It is left up to the discretion of the inspector as to how the inspection will be performed.
4) The inspector is not financially responsible for a faulty inspection.
    1) I know of no case in MD where an inspector has been found financially liable for a faulty inspection, but I know of several where they have not been found liable.
5) Causes financial and emotional hardship for the seller and/or buyer when a faulty inspection is performed.
6) No requirement for continuing education (CEU'S)
    a) CEU's are needed as in other professions to keep up with changing requirements and technology.
7) To provide accountability to ensure proper installations.

In conclusion, just like other professions have a licensing requirement to protect the consumer one is need for property transfer inspectors.

Thank you,

Matthew Geckle
Vice-President