

1 AN ACT relating to the Kentucky Board of Home Inspectors.

2 ***Be it enacted by the General Assembly of the Commonwealth of Kentucky:***

3 ➔Section 1. KRS 198B.706 is amended to read as follows:

4 The board shall:

- 5 (1) Through the promulgation of administrative regulations:
- 6 (a) Determine the requirements for and prescribe the form of licenses,  
7 applications, and other documents that are required by KRS 198B.700 to  
8 198B.738; and
- 9 (b) Require that a home inspection report include a statement that the home  
10 inspection report does not address environmental hazards and list all other  
11 exclusions with specificity;
- 12 (2) Grant, deny, suspend, and revoke approval of examinations and courses of study  
13 regarding home inspections;
- 14 (3) Issue or deny applications for licensure and renewals;
- 15 (4) Investigate complaints concerning licensees, or persons the board has reason to  
16 believe should be licensees, including complaints concerning failure to comply with  
17 KRS 198B.700 to 198B.738 or administrative regulations promulgated under KRS  
18 198B.700 to 198B.738, and, when appropriate, take action in accordance with KRS  
19 198B.728 and 198B.730;
- 20 (5) Bring actions in the name of the state in an appropriate court in order to enforce  
21 compliance with KRS 198B.700 to 198B.738 or the administrative regulations  
22 promulgated under KRS 198B.700 to 198B.738;
- 23 (6) Establish license fees in an amount not to exceed two hundred fifty dollars (\$250)  
24 annually;
- 25 (7) Inspect the records of a licensee in accordance with administrative regulations  
26 promulgated by the board;
- 27 (8) Conduct or designate a member or other representative to conduct public hearings

- 1 on any matter for which a hearing is required under KRS 198B.728 and 198B.730;
- 2 (9) Adopt a seal containing the words "Kentucky Board of Home Inspectors" and,  
3 through the board's secretary, certify copies and authenticate all acts of the board;
- 4 (10) Use counsel, consultants, and other persons, enter into contracts, and authorize  
5 expenditures that are reasonably necessary or appropriate to administer and enforce  
6 KRS 198B.700 to 198B.738 and administrative regulations promulgated thereunder;
- 7 (11) Establish continuing education requirements for licensed home inspectors in  
8 accordance with KRS 198B.722 and 198B.724;
- 9 (12) Conduct disciplinary actions against licensees to include:
- 10 (a) Suspension, probation, or permanent revocation of a license;
- 11 (b) Requiring a licensee to obtain additional continuing education; and
- 12 (c) Issuance of a written reprimand;
- 13 (13) Require all fee-paid home inspections to be conducted in accordance with the  
14 standards of practice of:
- 15 (a) The American Society of Home Inspectors;
- 16 (b) The International~~National~~ Association of Certified Home Inspectors; or
- 17 (c) Any other approved standards of practice that are equal to the standards of  
18 practice of the organizations in paragraphs (a) and (b) of this subsection as  
19 determined by the board.
- 20 The board may establish standards of practice for home inspectors licensed in  
21 Kentucky at a later date, which will supersede any other standards of practice  
22 previously adopted by the board and, if adopted by regulation, the standards in  
23 paragraphs (a) and (b) of this subsection;
- 24 (14) Exercise all other powers specifically conferred on the board under KRS 198B.700  
25 to 198B.738; and
- 26 (15) Promulgate administrative regulations to carry out the effective administration and  
27 the requirements of KRS 198B.700 to 198B.738.