

1 AN ACT relating to home inspections.

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

3 ➔SECTION 1. A NEW SECTION OF KRS CHAPTER 367 IS CREATED TO
4 READ AS FOLLOWS:

5 (1) (a) It shall be a violation for any person to deny reasonable access to all areas
6 of a home to a home inspector licensed under KRS Chapter 198B when the
7 inspector is conducting a home inspection as part of a real estate
8 transaction.

9 (b) The determination of whether a home inspector's request for access was
10 reasonable may be appealed to the Kentucky Board of Home Inspectors for
11 an administrative hearing in accordance with KRS Chapter 13B.

12 (c) The determination of the Kentucky Board of Home Inspectors may be
13 appealed to the Circuit Court with jurisdiction over the location of the
14 property being inspected.

15 (2) If denied access to any area of a home during a home inspection, the inspector
16 shall immediately notify all realtors licensed under KRS Chapter 324 who
17 represent clients in the sale of the property.

18 (3) A violation under this section shall be punishable by a fine not to exceed five
19 hundred dollars (\$500).

20 (4) Denial of reasonable access to a home inspector shall also be grounds for a
21 termination of any offer to buy the real property without prejudice or recourse
22 against the offeror.