

REFERENCE TITLE: home inspectors; rules; standards committee

State of Arizona  
House of Representatives  
Forty-eighth Legislature  
Second Regular Session  
2008

## **HB 2077**

Introduced by  
Representative Konopnicki

AN ACT

AMENDING SECTION 32-111, ARIZONA REVISED STATUTES; RELATING TO THE HOME INSPECTOR RULES AND STANDARDS COMMITTEE.

(TEXT OF BILL BEGINS ON NEXT PAGE)

1 Be it enacted by the Legislature of the State of Arizona:  
2 Section 1. Section 32-111, Arizona Revised Statutes, is amended to  
3 read:  
4 32-111. Home inspector rules and standards committee  
5 A. A home inspector rules and standards committee of the state board  
6 of technical registration is established and consists of:  
7 1. Three home inspectors, one of whom is a resident of a county with a  
8 population of four hundred thousand persons or less, appointed by the board  
9 from a list of names any home inspector organization provides if the home  
10 inspector organization meets all of the following criteria:  
11 (a) Has at least ~~fifty~~ SEVENTY-FIVE members actively engaged in the  
12 practice of home inspection in this state.  
13 (b) Holds regular elections.  
14 (c) Publishes bylaws.  
15 (d) Maintains a code of ethics.  
16 2. Two members of the board of technical registration including:  
17 (a) An architect ~~or~~ MEMBER OF THE BOARD AND AN engineer member of the  
18 board appointed by the chairman.  
19 (b) The public member.  
20 B. The board may make appointments of home inspectors to the committee  
21 from the lists provided pursuant to subsection A, paragraph 1 of this section  
22 or from others having the necessary qualifications.  
23 C. The board appointed members serve staggered three year  
24 terms. These members shall be home inspectors, shall each have at least five  
25 years of experience as a home inspector and shall have passed the examination  
26 prescribed in section 32-122.02. The board by a majority vote may remove any  
27 member for misconduct, incapacity or neglect of duty and may appoint a new  
28 member to complete a term.  
29 D. The committee is responsible for drafting and recommending to the  
30 board of technical registration:  
31 1. Criteria for home inspector certification.  
32 2. Standards for home inspection reports.  
33 3. Standards for written examinations.  
34 4. Standards for educational programs including course of study, home  
35 inspector-in-training programs and continuing education.  
36 5. Rules defining conduct.  
37 6. Recommendations for types of financial assurances as required in  
38 section 32-122.02.  
39 7. Other rules and standards related to the practice of home  
40 inspectors.  
41 E. The committee shall make its initial recommendations within six  
42 months of appointment or the board may proceed without these recommendations.  
43 Thereafter the committee shall make recommendations within six months of a  
44 board request for recommendations. The committee may initiate  
45 recommendations at any time it deems appropriate.

1           F. The committee may participate in the investigation and review of  
2 home inspector complaints as provided by the board AND FILE WITH THE BOARD  
3 WRITTEN RECOMMENDATIONS AS TO ACTIONS TO BE TAKEN ON THE COMPLAINT. THE HOME  
4 INSPECTOR RULES AND STANDARDS COMMITTEE SHALL USE THE STAFF OF THE BOARD IN  
5 ANY INVESTIGATION AND REVIEW OF THE COMPLAINTS.

6           G. Members of the home ~~inspectors~~ INSPECTOR rules and standards  
7 committee are eligible to receive compensation pursuant to title 38, chapter  
8 4, article 1.