



OHIO LEGISLATIVE SERVICE COMMISSION

Sub. Bill Comparative Synopsis

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Sub. H.B. 211

132nd General Assembly

(H. Economic Development, Commerce, and Labor)

This table summarizes how the latest substitute version of the bill differs from the immediately preceding version. It addresses only the topics on which the two versions differ substantively. It does not list topics on which the two bills are substantively the same.

Topic	Previous Version (L_132_0847-2)	Sub. Version (L_132_0847-4)
Licensure requirements – education	Requires an applicant for licensure to complete at least 80 hours of prelicensing education, 40 hours of which must be in a classroom setting <i>(R.C. 4764.05(C) and 4764.07(D)(5))</i> .	Allows an applicant to complete all 80 hours of required prelicensing education in a classroom or online <i>(R.C. 4764.05(C) and 4764.07(D)(5))</i> .
Licensure requirements – experience	Allows an applicant for licensure to demonstrate proof of experience in the field of home inspection by completing a curriculum of experience that includes a ride-along session with a licensed home inspector. Allows the ride-along to be used as part of the 80 hours of prelicensing education. <i>(R.C. 4764.05(D) and 4764.07(D)(6).)</i>	Requires an applicant who chooses to prove the applicant's experience by completing the curriculum to perform a peer review session with a licensed home inspector who has been approved by the Ohio Home Inspector Board to perform peer reviews. Allows the peer review session to be used as part of the 80 hours of prelicensing education. <i>(R.C. 4764.01, 4764.05(D), and 4764.07(D)(6).)</i>

Topic	Previous Version (L_132_0847-2)	Sub. Version (L_132_0847-4)
	No provision.	Requires the Board to establish the requirements a licensed home inspector must satisfy to be approved to prepare and conduct peer review sessions (<i>R.C. 4764.05(A)(15)</i>).
Grandfathering	<p>Requires an applicant who wishes to obtain a license during the 120-day interval after the last initial Board member is appointed to submit proof that the applicant has satisfied any one of the following requirements:</p> <ul style="list-style-type: none"> • Having performed at least 200 home inspections for clients for compensation or other valuable consideration; • Having successfully passed the National Home Inspector Examination; • Having actively operated a home inspection business in Ohio for three years before the bill's effective date under a business name officially registered with the Secretary of State; • Having been employed as a home inspector for the consecutive 36 months before the bill's effective date by a company or individual that meets the license requirement specified in the bill; • Having successfully completed 80 hours of instruction of a type that would qualify as continuing education under the bill (<i>Section 6</i>). 	<p>Requires the applicant to satisfy three of the requirements listed in the bill, and adds the following requirements to the list:</p> <ul style="list-style-type: none"> • Having a license, registration, or certification in good standing to perform the duties of a home inspector in another jurisdiction that has requirements for licensure, registration, or certification that are substantially similar to the bill's requirements; • Having prepared at least five home inspection reports that have been verified as being in compliance with standards adopted by a national organization that consists of and represents home inspectors; • Having completed, not more than one year before the bill's effective date, at least one peer review session conducted by a national organization that consists of and represents home inspectors (<i>Section 6</i>).

Topic	Previous Version (L_132_0847-2)	Sub. Version (L_132_0847-4)
	Allows the Board, if the Board determines necessary, to request the Superintendent of Real Estate and Professional Licensing to perform a criminal records check on any applicant seeking a license during the 120-day period described above (<i>Section 6</i>).	Requires the Superintendent to perform the criminal records check on all applicants seeking a license during that period (<i>Section 6</i>).
Real estate brokers and salespersons	<p>Requires a real estate broker or salesperson who recommends a home inspector to a person in connection with a real estate transaction to provide the person with a list of at least three licensed home inspectors who operate within 20 miles of the subject real estate.</p> <p>Exempts a real estate broker or salesperson from the requirement if fewer than three licensed home inspectors operate within 20 miles of the subject real estate and does not require a real estate broker or salesperson to recommend a home inspector. (<i>R.C. 4735.22.</i>)</p>	<p>Requires a real estate broker or salesperson who provides the name of a home inspector to a purchaser or seller of real estate to provide at least three names.</p> <p>Requires any home inspector named by a broker or salesperson at the request of a buyer or seller to be licensed.</p> <p>States that providing a purchaser or seller with the names of home inspectors does not constitute an endorsement or recommendation of those inspectors and does not obligate the broker or salesperson to conduct due diligence on the named inspectors.</p> <p>Does not require a broker or salesperson to provide a purchaser or seller with information on home inspection services or home inspectors.</p> <p>States that a purchaser or seller does not have a cause of action against a broker or salesperson for providing or failing to provide the names of licensed home inspectors or information on home inspection services or for failing to recommend a home inspector to a purchaser or seller. (<i>R.C. 4735.22.</i>)</p>

Topic	Previous Version (L_132_0847-2)	Sub. Version (L_132_0847-4)
Recovery fund	<p>Creates the Home Inspection Recovery Fund administered by the Superintendent and requires the Board to impose a special assessment not to exceed \$3 to \$5 per year for each year of a licensing period on each licensee applying to renew a home inspector license based on the amount in the Fund as of the preceding July 1 (<i>R.C. 4764.05 and 4764.21(A)</i>).</p> <p>Suspends, automatically, the license of any home inspector if the Superintendent pays any amount from the Fund to settle a claim or satisfy a judgement against the home inspector (<i>R.C. 4764.21(E)</i>).</p>	<p>Requires each person applying for initial licensure to also pay the assessment (<i>R.C. 4764.05 and 4764.21(A)</i>).</p> <p>Grants the Superintendent discretion to suspend the home inspector's license after making a payment from the Fund (<i>R.C. 4764.21(E)</i>).</p>
Investigations	<p>Requires the Superintendent to investigate a licensed home inspector on receipt of any complaint concerning an alleged violation of the bill (<i>R.C. 4764.12(A)</i>).</p>	<p>Grants the Superintendent discretion to investigate complaints against a home inspector on receipt of a written complaint or on the Superintendent's or the Board's own motion (<i>R.C. 4764.12(A)</i>).</p>
Continuing education providers	<p>Requires the Board to adopt rules establishing requirements for an institution, organization, company, or person to become an approved continuing education provider (<i>R.C. 4764.05 and 4764.06</i>).</p>	<p>Limits continuing education providers to institutions and organizations (<i>R.C. 4764.05 and 4764.06</i>).</p>