



# **Jim Hughes**

## **State Representative, 24<sup>th</sup> House District**

Chairman Young, Vice-Chair DeVitis, and ranking member Lepore-Hagan, thank you for the opportunity to testify on House Bill 211. Home inspection is one of the last unregulated real estate related industries in Ohio. At least 30 states have some form of home inspector licensing or registration requirements, including Indiana, Kentucky, Pennsylvania, and West Virginia.

Purchasing a home is often the largest financial transaction a person will ever make. They, in part, base this decision on the home inspector's assertion that the asset is sound. If the home inspector's assessment is wrong, the homeowner may face thousands of dollars in repairs with no recourse against the inspector. With no license to suspend or revoke, or additional education to be required, the home inspector can continue to practice in this field.

Simply put, this bill would require the licensure of home inspectors and create the Ohio Home Inspector Board to regulate licensure, curriculum requirements, and performance, etc. The Ohio Home Inspector Board will consist of 5 members, three of which will be appointed by the governor, and one each by the Speaker of the House and President of the Senate. Of the governor's appointments, one must be an independent licensed home inspector and one must be a member or representative of a home inspection franchise business. The Speaker and Presidents' appointments will be members who represent the public and have no financial interest in the home inspection industry.

House Bill 211 is supported by the Ohio Association of Realtors. This legislation will ensure a basic level of knowledge as a requirement of entry into the profession, and provide consumers with confidence when selecting a home inspector. Thank you again for allowing me to testify on House Bill 211 and I would be happy to answer any questions at this time.

### **Committees:**

Civil Justice, Vice-Chair  
Transportation and Public Safety  
Financial Institutions

**[www.ohiohouse.gov](http://www.ohiohouse.gov)**  
**77 S. High Street, Columbus, Ohio 43215-6111**

### **Contact Information:**

Office: 614-466-8012  
FAX: 614-719-0007  
Email: [Rep24@ohiohouse.gov](mailto:Rep24@ohiohouse.gov)

