Question	Answer
1. Board Name	Ohio Home Inspector Board
2. Point of Contact	Abby Schafer, Legislative Director
3. Describe the board's primary purpose, goals and objectives, and licenses issued.	The Board's purpose and objective is to establish a minimum standard of qualifications and practices for Ohio's home inspectors. This gives potential homebuyers, making arguably the biggest purchase of their lives, peace of mind in knowing any inspector they plan to hire is properly trained and following established Ohio standards of practice. The Board's purpose is necessary for the stability of our overall economy and in furtherance of home ownership in Ohio.
4. Describe the board's annual workload. How many staff are employed?	The Board establishes and enforces Ohio law and regulations in furtherance of standard, minimum qualifications and practices for home inspectors (see Ohio Revised Code Section 4764.05). The Superintendent oversees the administration of the program (see Ohio Revised Code Section 4764.06). Five employees. 1) The Superintendent oversees the administration of this program. 2) A Division attorney provides administrative support to the Board, supervision for the day-to-day operations of the licensing program, responds to consumer and licensee inquiries, reviews consumer complaints, and makes recommendations to the Superintendent regarding the disposition of those complaints. 3) A Division licensing examiner provides day-to-day processing of initial license applications and the renewal of licenses. 4) A program administrator reviews qualifying and continuing education offerings to ensure providers are offering home inspector education that increase an applicant's or licensee's skill, knowledge, and competency in the profession. 5) A Division investigator reviews and investigates consumer complaints involving home inspector licensees and those individuals engaged in the profession in an unlicensed capacity. All these positions directly benefit consumers of these services and anyone who is involved with a real estate transaction.
5. How many new licenses does the board issue annually? How many renewed licenses are issued annually? How much does a new license cost? How much does a renewal cost?	The Division is on pace to issue approximately 160 home inspector licenses in 2025. An Ohio home inspector license is renewed every three years. Each license has a unique license renewal date. Consequently, the number of home inspector license renewals will vary from year to year. There are currently 1,380 active home inspector licenses. Division records indicate approximately 260 licenses are due for renewal in 2026. The initial license application fee is $250. The renewal application fee is $250, which is collected every three years.
6. In the past 5 years, has there been any consideration to lower the licensure cost?	The licensing program was established in 2019 through Senate Bill 255. Licensing fees for the home inspector program are consistent with other licensing fees assessed within other comparable Ohio licensing programs (appraiser and real estate licenses), and Ohio's

	licensing fees are comparable with licensing fees assessed by other state home inspector licensing programs.
7. How much revenue is procured from the licensure fees? What does this revenue fund?	The entire licensing program is sustained through the collection of application fees associated with home inspector licenses. It is estimated the Division collects approximately $100,000 annually. Application fees are necessary to defray the costs associated with the administration of Ohio Revised Code (ORC) Chapter 4764.
8. Are there any federal regulations, or regulations required to be met outside of the existing licensure requirements that have to be complied with? Does federal law require the board to be renewed in some form?	No.
9. Does the board issue an examination prior to licensure? Does the board issue continuing education courses? If so, how often is continuing education necessary? If the examination or continuing education requirements are done outside the board then what determines the selection of an outside organization to host it?	ORC Section 4764.07(D)(4) requires applicants for an Ohio home inspector license to successfully pass the national home inspector examination (NHIE). Proof of completion of the NHIE must be presented with the initial license application. The examination is developed and administered by an organization outside of the Board. ORC Section 4764.07(D)(4) requires the completion of the NHIE. NHIE is governed only by the Examination Board of Professional Home Inspectors (EBPHI). EBPHI develops the nationwide examination, and EBPHI engages a private, third-party testing vendor who offers the NHIE to applicants nationwide. The Ohio home inspector program does not receive any examination fees collected by the testing vendor. Continuing education requirements are administered by the Division and the Board. The Board does not specifically provide instruction for continuing education courses, but licensees who attend Board meetings may be given continuing education credit for attendance. ORC Section 4764.08 requires licensees to complete 42 hours of approved home inspector continuing education every three years.
10. How many other states regulate the occupation or occupations under the board's jurisdiction? Is a license required to engage in that occupation or those occupations in other states?	Approximately thirty five (35) states have state licensing requirements for home inspectors. Regulatory requirements in other states vary and are subject to change, but generally speaking, other states that typically require a license for that profession must obtain the license prior to performing that profession’s services.
11. Has the operation of the board inhibited economic growth, reduced efficiency, or increased the cost of government?	No.
12. Are there any licenses that are no longer issued by	No.

the board?	
13. Is there anything that the board would like to see changed or implemented in regards to occupational licensing within the scope of this legislative review?	Removal of the continuing education requirement that requires licensees to obtain fourteen (14) hours per year of continuing education (see ORC Section 4764.08).
14. Has the board recommended statutory changes to the general assembly that would benefit the public as opposed to the persons regulated by the board, if any, and have those recommendations and other policies been adopted and implemented?	No.
15. Is the preservation of the board and the board's licenses necessary to protect the public's health, safety, or welfare?	Yes. Prior to the implementation of ORC Chapter 4764, every professional involved in a real estate transaction, except for a home inspector, was subject to licensure requirements which established minimum qualifications and standards of practice. ORC Chapter 4764 was necessary to ensure that all Ohio home inspectors, who play a critical role in a consumer's most expensive investment, were well-qualified, competent, and properly trained. This was necessary for the stability of our overall economy and in furtherance of home ownership in Ohio.
16. Could the public be protected or served in an alternate or less restrictive manner? If applicable, please identify any licenses or functions of the board that could be eliminated or consolidated.	It is not likely that the public could be protected or served in an alternate or less restrictive manner. Having minimum requirements to obtain licensure helps to ensure that those working as a home inspector have sufficient education, training, and experience to perform such work competently and safely. Moreover, the Board's use of background checks to screen out applicants who have been convicted of disqualifying offenses also helps to ensure the public's health, safety, and welfare.
17. Any additional notes or comments the board believes the committee should be aware of?	No.