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Ohio Senate Government Oversight Committee
Interested Party Testimony
House Bill 59 – Occupational Licensing Review
April 15, 2026

Chair Manchester, Vice Chair Brenner, Ranking Member Weinstein, and members of the Senate Government Oversight Committee, thank you for the opportunity to testify in support of Ohio's Home Inspector Board. Founded in 1910, Ohio REALTORS® is the state's largest professional trade association, representing more than 35,000 members.

Homeownership is often the most expensive investment a person makes, and the home inspection process is a critical component in these residential real estate transactions. It is often the final factor in a consumer's decision to purchase a property, and the inspection report is essential to their understanding of the value and condition of a home. In many cases, it plays a key role in helping buyers confidently pursue and attain their homeownership dreams. This is why Ohio REALTORS® supported the passage of Senate Bill 255 in 2018, which created the Ohio Home Inspector Board to provide a licensing system for home inspectors. Prior to that time, there was no oversight of home inspectors, which allowed unqualified inspectors to issue inaccurate reports; leaving homeowners trapped with thousands of dollars in repairs and no recourse against the inspector.

Ohio's Home Inspector Board protects the purchaser and seller within real estate transactions by ensuring Ohio's home inspectors meet basic qualifications to perform this work and creates a level of consistency to home inspection reports. Current law also ensures that home inspectors maintain a minimum level of insurance coverage, providing further protection to consumers.

When creating the home inspector license, policymakers were careful to ensure that the standards were not so stringent that they would limit the number of qualified inspectors available to meet market demands. The standards created by the Board have been meaningful yet attainable, and have provided consumers with peace of mind knowing that their home inspector is qualified and follows established standards of practice.

The Ohio Home Inspector Board ensures consumers are working with trained and qualified professionals when purchasing a home. For these reasons we urge your support.

Sincerely,

Scott Williams
Chief Executive Officer
Ohio REALTORS®