

# HB2077

Current version, with approved Amendments inserted + 2 recommended changes.

~~Red~~ = deleted

Blue = added

GREEN = RECOMMENDED CHANGE that should be made to this bill

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- The two (2) recommended changes are necessary to eliminate conflicts of interest
- For example, how can the President of a home inspection organization (who is supposed to represent the best interest of home inspectors) also serve on a BTR committee which is supposed to represent the public's best interest?
- This exact scenario is actually happening right now. Since the BTR has chosen to allow it, we need our lawmakers to stop it.

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Be it enacted by the Legislature of the State of Arizona:

Section 1. Section 32-111, Arizona Revised Statutes, is amended to read:

## **32-111. Home inspector rules and standards committee**

A. A home inspector rules and standards committee of the state board of technical registration is established and consists of:

1. Three home inspectors, one of whom is a resident of a county with a population of four hundred thousand persons or less, appointed by the board from a list of names any home inspector organization provides if the home inspector organization meets all of the following criteria:

(a) Has at least ~~fifty~~ **forty** members actively engaged in the practice of home inspection in this state.

(b) Holds regular elections.

(c) Publishes bylaws.

(d) Maintains a code of ethics.

2. Two members of the board of technical registration including:

(a) An architect ~~or~~ **member of the board or an** engineer member of the board appointed by the chairman.

(b) The public member.

B. The board may make appointments of home inspectors to the committee from the lists provided pursuant to subsection A, paragraph 1 of this section or from others having the necessary qualifications. **Home inspectors who currently hold or have held within the last twelve months, any official position whether paid or unpaid, with a home inspector organization which meets the criteria described in subsection A, paragraph 1 of this section shall be disqualified from serving on this committee.**

C. The board appointed members serve staggered three year terms. These members shall be home inspectors, shall each have at least five years of experience as a home inspector and shall have passed the examination prescribed in section 32-122.02. The board by a majority vote may remove any member for misconduct, incapacity, **conflict of interest** or neglect of duty and may appoint a new member to complete a term.

D. The committee is responsible for drafting and recommending to the board of technical registration:

1. Criteria for home inspector certification.
2. Standards for home inspection reports.
3. Standards for written examinations.
4. Standards for educational programs including course of study, home inspector-in-training programs and continuing education.
5. Rules defining conduct.
6. Recommendations for types of financial assurances as required in section 32-122.02.
7. Other rules and standards related to the practice of home inspectors.

E. The committee shall make its initial recommendations within six months of appointment or the board may proceed without these recommendations. Thereafter the committee shall make recommendations within six months of a board request for recommendations. The committee may initiate recommendations at any time it deems appropriate.

F. The committee may participate in the investigation and review of home inspector complaints as provided by the board.

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