



OHIO LEGISLATIVE SERVICE COMMISSION

Terry Steele

Fiscal Note & Local Impact Statement

Bill: H.B. 211 of the 132nd G.A.

Status: As Reported by Senate Transportation, Commerce & Workforce

Sponsor: Rep. Hughes

Local Impact Statement Procedure Required: No

Subject: Establishes the Home Inspector Law

State Fiscal Highlights

- The bill establishes the Home Inspector Fund, to be used by the newly created Ohio Home Inspector Board to receive all license fee and penalty revenue, and to pay all costs associated with licensing home inspectors. A license issued under the bill is valid for three years.
- The bill sets limits on the fees to be assessed to applicants (\$250), for license renewals (\$250), as well as penalty limits of either \$500 or \$1,000.
- The bill creates the Home Inspection Recovery Fund to cover the cost of settlements or claims against licensees. The fund's liability is limited to \$40,000 per licensee, but there is a procedure specified in cases where the liability is greater than this limit. The fund is to consist of the proceeds from an annual assessment for new licenses or license renewals not to exceed \$3 to \$5, based on the balance of the fund as of July 1 each year.

Local Fiscal Highlights

- The bill establishes a first degree misdemeanor and a fifth degree felony criminal offense for violations of the Home Inspector Law. It is likely that there would be few cases resulting from these violations. The potential increase in costs to county or municipal courts resulting from these penalties would be minimal and partially offset through assessed local court costs.

Detailed Fiscal Analysis

Overview

The bill establishes the Home Inspector Law and requires individuals wishing to perform home inspections to obtain a license, establishes criminal penalties, and creates the Ohio Home Inspector Board within the Department of Commerce. These provisions of the bill have a fiscal impact on the Department of Commerce, and to a lesser degree political subdivisions. These impacts are discussed in greater detail below.

Ohio Home Inspector Board and Home Inspectors Fund

The bill creates the Ohio Home Inspector Board consisting of seven members, which is to operate as part of the Department of Commerce for administrative purposes. The bill also creates the Home Inspectors Fund that is to receive licensing revenue and pay for the oversight of home inspectors. The bill allows the Board to establish the amount of the following fees deemed sufficient to defray necessary expenses incurred in the administration of the bill: (a) the application and licensure fee, which must not exceed \$250, (b) the renewal fee, which must not exceed \$250, (c) the late renewal fee, (d) the fee an entity must pay to receive approval to offer continuing education courses and programs, (e) the fee an approved entity must pay for each continuing education course or program that the entity wishes to have the Superintendent of Real Estate approve pursuant to the rules adopted by the Board, and (f) any other fees as required by the bill. The LSC Bill Analysis details the full duties of the Board as well as the requirements to carry out those duties.

Ultimately, the amount of revenue generated through the fees established by the Board will depend on the number of home inspectors and entities seeking licensure. The International Association of Certified Home Inspectors, as of this writing, has 437 certified home inspectors in Ohio.¹ However, not every individual that is currently performing home inspections in Ohio is certified. Therefore, the number of licenses under the bill would likely exceed the number of certified home inspectors.

As a comparison, the state of Indiana has 688 active licensed home inspectors. These individuals are licensed through the Indiana Professional Licensing Agency (PLA). Indiana has a \$50 application fee and a \$50 biennial renewal fee for home inspectors. Additionally, the state of Kentucky licenses 484 home inspectors through its Board of Home Inspectors. Kentucky charges a \$250 initial licensure fee, and a \$250 annual renewal fee. Ultimately, the additional revenue collected under the bill related to additional licensure, renewal, and other fees will depend on the fee rates established in rule by the Board and the total number of individuals seeking licensure.

Potential new costs

Overall, the costs to oversee the licensure of home inspectors will depend on a number of different factors. First, the costs will depend on how many new staff the Division of Real Estate and Professional Licensing hires to carry out the licensure and oversight of home inspectors. Currently, the Division oversees approximately 42,000 active licenses, and the Division currently employs approximately 39 full-time equivalent (FTE) employees.

The table below shows the possible extent of the additional operating costs if the Department of Commerce were to hire five new staff to administer this program as the agency estimates could be necessary under the bill. The estimated annual costs are rounded to the nearest thousand, and contain the highest salary level for these positions

¹ <https://www.nachi.org/OH>.

as well as the estimated benefit costs to the agency for these employees (35% estimated benefit cost). Additionally, there could be other costs associated with office space and equipment that are necessary. Finally, note that it may be possible that current staff handling other Division of Real Estate and Professional Licensing functions could also be assigned some of the home inspection oversight responsibilities outlined in the bill. If so, this would reduce the additional staffing costs shown in the table below.

Potential Home Inspector Certification Program Staffing Expenses	
Program Requirement (Position)	Estimated Annual Cost Range
Home Inspection Certification Program Manager (Program Administrator 1)	\$58,013-\$71,829
Licensing/Continuing Education (Certification/Licensing Examiner 2)	\$49,449-\$60,119
Complaint Investigation/Record Auditing (Investigator)	\$44,533-\$79,466
Program Support Staff (Admin. Assistant 1)	\$47,230-\$55,514
Legal Counsel (Attorney 3)	\$72,194-\$105,890
Possible Annual Staffing Costs	\$271,419-\$372,818

The bill further requires the Superintendent of Real Estate and Professional Licensing to appoint an administrative hearing officer for cases involving Child Support Order Law determinations, unlicensed inspector violations, and disciplinary measures against licensees. This could also result in additional staffing costs for hearing officers should any such cases arise.

Home Inspection Recovery Fund

The bill also creates the Home Inspection Recovery Fund, which consists of a special annual assessment between \$3 and \$5 per year depending on prior year fund balances, to each licensee applying for an initial license or a renewal of a home inspector license. Up to \$5 per year per license may be assessed if the July 1 fund balance is below \$250,000. The maximum that may be assessed drops to a maximum of \$3 per year when the fund balance is between \$500,000 and \$1.0 million as of July 1. No assessment may be imposed if the fund balance exceeds \$1.0 million. The fund is to be used to pay judgements against home inspectors when a final judgement is granted by the Franklin County Court of Common Pleas. In such instances, a home inspector's license is suspended until that individual repays the amount of the judgement, plus any applicable interest, to the fund. The bill limits the judgement amounts to \$40,000, but sets out special procedures if \$40,000 is not sufficient to cover all claims.

Penalties under the bill

The bill establishes several criminal and civil penalties. First, any individual that knowingly conducts a home inspection without being licensed under the bill is guilty of a first degree misdemeanor. The bill also prohibits a person, beginning 210 days after the bill's effective date, from knowingly making or causing to be made a false representation concerning a material and relevant fact relating to a person's licensure as a home inspector. Violation of this prohibition is a fifth degree felony under the bill. It

would appear unlikely that there would be many additional cases resulting from the bill. Therefore, any additional caseloads and costs to the county court system would likely be minimal, as would any corresponding local or state court costs collected as a result.

The bill also permits the Superintendent of Real Estate and Professional Licensing to apply to any court of common pleas to enjoin a violation of the bill. Upon a showing by the Superintendent that a person has violated or is violating the bill, the court must grant an injunction, restraining order, or other appropriate relief. The bill also permits the Superintendent to investigate and the Board to impose a fine against any person who conducts a home inspection without a license. Upon the completion of an investigation, the Board may take any disciplinary action it deems appropriate, including, but not limited to: (1) a reprimand, (2) a fine not exceeding \$1,000 for false representation, (3) completion of hours of education, (4) suspension of a license, (5) revocation of a license, or (6) surrender of license in lieu of discipline. The bill further permits the Board to impose fines, not exceeding \$500 per violation of the provisions of the bill. All fine revenues collected from these provisions are to be deposited into the Home Inspectors Fund.