

Department of Planning and Budget 2015 Fiscal Impact Statement

1. **Bill Number:** HB2103

House of Origin ☒ Introduced ☐ Substitute ☐ Engrossed
Second House ☐ In Committee ☐ Substitute ☐ Enrolled

2. **Patron:** Peace

3. **Committee:** General Laws

4. **Title:** Virginia Board for Asbestos, Lead, and Home Inspectors; new home inspections; penalty.

5. **Summary:** Makes it unlawful for any person who is not a certified home inspector to perform (i) a home inspection on any new residential structure or (ii) any inspection on any new residential structure unless the seller of the property or his agent is given the opportunity to accompany the home inspector during the inspection. The bill also authorizes the Board to issue a certificate to practice as a certified home inspector to any applicant who has submitted satisfactory evidence that he has successfully completed a training module developed by the Board in conjunction with the Department of Housing and Community Development based on the International Residential Code component of the Virginia Uniform Statewide Building Code. The bill requires the Virginia Board for Asbestos, Lead, and Home Inspectors to develop, in conjunction with the Department of Housing and Community Development, this training module and to make it available for use prior to July 1, 2016. The bill has a delayed effective date of July 1, 2016.

6. **Budget Amendment Necessary:** No.

7. **Fiscal Impact Estimates:** Preliminary. See item 8.

7a. Expenditure Impact:

<i>Fiscal Year</i>	<i>Dollars</i>	<i>Positions</i>	<i>Fund</i>
2015	\$0	0.0	Dedicate Special Revenue (0900)
2016	\$4,440	0.0	Dedicate Special Revenue (0900)
2017	\$0	0.0	Dedicate Special Revenue (0900)
2018	\$0	0.0	Dedicate Special Revenue (0900)
2019	\$0	0.0	Dedicate Special Revenue (0900)
2020	\$0	0.0	Dedicate Special Revenue (0900)
2021	\$0	0.0	Dedicate Special Revenue (0900)

7b. Revenue Impact: None.

8. **Fiscal Implications:** This bill increases the administrative and regulatory responsibilities of the Department of Professional and Occupational Regulation (DPOR) by requiring the Board for Asbestos, Lead, and Home Inspectors to develop a home inspection training module

based on the International Residential Code and the Virginia Uniform Statewide Building Code.

The training module will be developed in conjunction with the Department of Housing and Community Development (DHCD). It is anticipated that approximately three work sessions will be conducted to develop the training module. Board member travel and other related expenses for the work sessions will total approximately \$4,140. The Board also expects to send a mailing to all current Certified Home Inspectors to provide notice of the certification requirement changes at a cost of approximately \$300. DPOR also expects additional programming by current staff for record-keeping of the completion of the training module requirement at no additional cost.

The certification requirement changes could result in some home inspectors dropping the certification designation. This may be offset by potential additional applicants who wish to be certified in order to perform inspections on new residential structures.

It is anticipated that any fiscal impact to DHCD will be minimal and can be absorbed within existing resources.

- 9. Specific Agency or Political Subdivisions Affected:** Department of Professional and Occupational Regulation and Department of Housing and Community Development.

- 10. Technical Amendment Necessary:** No.

- 11. Other Comments:** None.