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LEGISLATIVE ACTION

Senate	.	House
Comm: WD	.	
02/01/2016	.	
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The Committee on Community Affairs (Hutson) recommended the following:

Senate Amendment (with title amendment)

Between lines 304 and 305

insert:

Section 3. Section 468.833, Florida Statutes, is created to read:

468.833 Pasco County Combination Inspector Pilot Program.-

(1) The Pasco County Combination Inspector Pilot Program is established in the Pasco County Building Department.

(2) The Legislature finds that home inspectors are not only



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11 required to pass the examination required by the department, but
12 are required to complete a course of study of at least 120 hours
13 before they can begin performing home inspections in this state.
14 The required training artificially inflates the cost of doing
15 residential inspections and effectively limits the availability
16 of combination inspectors, who can perform building, mechanical,
17 plumbing, and electrical inspections in a single visit. Due to
18 the current training requirement, it is extraordinarily
19 difficult for an inspector to satisfy the training requirements
20 that would allow him or her to perform inspections in each of
21 the four areas of residential construction.

22 (3) (a) Notwithstanding s. 468.8313, the Pasco County
23 building official and the assistant county administrator for
24 development services may waive the minimum 120 hours of course
25 study required under that section to obtain a home inspector
26 license.

27 (b) The Pasco County building official and the assistant
28 county administrator shall require 100 hours of on-the-job
29 training for a home inspector in each area of residential
30 construction in which he or she wishes to perform inspections.
31 The 100 hours of on-the-job training must be achieved through
32 home inspections in Pasco County and must be overseen by a Pasco
33 County licensed home inspector who has completed the minimum 120
34 hours of course study required pursuant to s. 468.8313.

35 (4) The Pasco County Building Official and Assistant County
36 Administrator for Development Services shall each provide a
37 report on the implementation of the pilot program to the chairs
38 of the Regulated Industries and Regulatory Affairs Committees by
39 March 1, 2017, and March 1, 2018. At a minimum, the reports must



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40 include the advantages and disadvantages of replacing the
41 minimum 120 hours of course study with 100 hours of on-the-job
42 training, the estimated cost savings of the pilot program at the
43 county and state level, and recommendations to improve the pilot
44 program.

45 (5) The Pasco County Combination Inspector Program shall
46 expire on June 30, 2018, unless otherwise provided by law.

47
48 ===== T I T L E A M E N D M E N T =====

49 And the title is amended as follows:

50 Delete lines 8 - 9

51 and insert:

52 provisional certificates; amending s. 468.627, F.S.;

53 requiring a licensee or certificateholder to undergo

54 code-related training as part of his or her continuing

55 education courses; creating s. 468.833, F.S.;

56 establishing the Pasco County Combination Inspector

57 Pilot Program within the Pasco County Building

58 Department; providing legislative findings; providing

59 education and licensing requirements for certain

60 inspectors; requiring reports to be submitted to the

61 chairs of the Regulated Industries and Regulatory

62 Affairs Committees by specified dates; providing

63 requirements for the report; providing for future

64 expiration of the pilot program; amending ss.

65 471.0195, 481.215, and 481.313, F.S.; requiring a