

By Senator Martin

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1 A bill to be entitled
2 An act relating to home inspectors; amending ss.
3 468.8313 and 468.8321, F.S.; revising the examination
4 and disclosure requirements for home inspectors;
5 amending s. 468.8322, F.S.; requiring home inspectors
6 to maintain an errors and omissions insurance policy
7 in a specified amount; amending s. 468.8314, F.S.;
8 conforming a provision to changes made by the act;
9 providing an effective date.

10
11 Be It Enacted by the Legislature of the State of Florida:

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13 Section 1. Subsection (2) of section 468.8313, Florida
14 Statutes, is amended to read:

15 468.8313 Examinations.—

16 (2) An applicant may practice in this state as a home
17 inspector if he or she passes the required examination, is of
18 good moral character, and completes a course of study of at
19 least 200 ~~120~~ hours that covers all of the following components
20 of a home: structure, electrical system, HVAC system, roof
21 covering, plumbing system, interior components, exterior
22 components, and site conditions that affect the structure. The
23 course must also cover state insurance inspections, wind
24 mitigation, and four-point and roof inspections. A minimum of 8
25 hours of the course must cover the basics of the Florida
26 Building Code and a minimum of 8 hours of the course must cover
27 report writing, including a practical component.

28 Section 2. Section 468.8321, Florida Statutes, is amended
29 to read:

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30 468.8321 Disclosures.—~~Before~~ Prior to contracting for or
31 commencing a home inspection, a home inspector shall provide to
32 the consumer a copy of his or her license or license number to
33 practice home inspection services in this state and a written
34 disclosure that contains the scope and any exclusions of the
35 home inspection.

36 Section 3. Section 468.8322, Florida Statutes, is amended
37 to read:

38 468.8322 Insurance.—A home inspector shall maintain a
39 commercial general liability insurance policy and an errors and
40 omissions insurance policy in an amount of not less than
41 \$300,000 per policy.

42 Section 4. Subsection (3) of section 468.8314, Florida
43 Statutes, is amended to read:

44 468.8314 Licensure.—

45 (3) The department shall certify as qualified for a license
46 by endorsement an applicant who is of good moral character as
47 determined in s. 468.8313, who maintains ~~an~~ insurance policies
48 ~~policy~~ as required by s. 468.8322, and who:

49 (a) Holds a valid license to practice home inspection
50 services in another state or territory of the United States,
51 whose educational requirements are substantially equivalent to
52 those required by this part; and has passed a national,
53 regional, state, or territorial licensing examination that is
54 substantially equivalent to the examination required by this
55 part; or

56 (b) Has held a valid license to practice home inspection
57 services issued by another state or territory of the United
58 States for at least 10 years before the date of application.

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59 Such application must be made either when the license in another
60 state or territory is active or within 2 years after such
61 license was last active.

62 Section 5. This act shall take effect July 1, 2025.