

By Senator Martin

33-00203B-26

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A bill to be entitled
An act relating to home inspectors; amending s.
468.8313, F.S.; revising elements of the required
course of study for home inspectors; amending s.
468.8314, F.S.; conforming a provision to changes made
by the act; amending s. 468.8316, F.S.; revising
continuing education requirements for home inspectors;
amending s. 468.8321, F.S.; revising home inspector
disclosure requirements; amending s. 468.8322, F.S.;
requiring home inspectors to maintain an errors and
omissions insurance policy in a specified amount;
revising the required amount of general liability
insurance coverage home inspectors must maintain;
providing an effective date.

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

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

468.8313 Examinations.—

(2) An applicant may practice in this state as a home
inspector if he or she passes the required examination, is of
good moral character, and completes a course of study of at
least 150 ~~120~~ hours that covers all of the following components
of a home: structure, electrical system, HVAC system, roof
covering, plumbing system, interior components, exterior
components, and site conditions that affect the structure. The
course of study must also cover state insurance inspections,
wind mitigation, four-point inspections, and roof

33-00203B-26

2026360__

30 certifications. A minimum of 8 hours must cover the basics of
31 the Florida Building Code and a minimum of 8 hours must cover
32 report writing, including a practical component.

33 Section 2. Subsection (3) of section 468.8314, Florida
34 Statutes, is amended to read:

35 468.8314 Licensure.—

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

40 (a) Holds a valid license to practice home inspection
41 services in another state or territory of the United States,
42 whose educational requirements are substantially equivalent to
43 those required by this part; and has passed a national,
44 regional, state, or territorial licensing examination that is
45 substantially equivalent to the examination required by this
46 part; or

47 (b) Has held a valid license to practice home inspection
48 services issued by another state or territory of the United
49 States for at least 10 years before the date of application.
50 Such application must be made either when the license in another
51 state or territory is active or within 2 years after such
52 license was last active.

53 Section 3. Subsection (1) of section 468.8316, Florida
54 Statutes, is amended to read:

55 468.8316 Continuing education.—

56 (1) The department may not renew a license until the
57 licensee submits proof satisfactory to the department that
58 during the 3 ~~2~~ years before application for renewal the licensee

33-00203B-26

2026360__

59 completed at least 20 ~~14~~ hours of continuing education. Of the
60 20 ~~14~~ hours, at least 4 ~~2~~ hours must be in hurricane mitigation
61 training that includes hurricane mitigation techniques and
62 compliance with the uniform mitigation verification inspection
63 form developed under s. 627.711(2) and at least 2 hours must be
64 in Florida Building Code requirements. The department shall
65 adopt rules establishing criteria for approving continuing
66 education providers and courses.

67 Section 4. Section 468.8321, Florida Statutes, is amended
68 to read:

69 468.8321 Disclosures.—Before ~~Prior to~~ contracting for or
70 commencing a home inspection, a home inspector shall provide to
71 the consumer a copy of his or her license or license number to
72 practice home inspection services in this state and a written
73 disclosure that contains the scope and any exclusions of the
74 home inspection.

75 Section 5. Section 468.8322, Florida Statutes, is amended
76 to read:

77 468.8322 Insurance.—A home inspector shall maintain a
78 commercial general liability insurance policy and an errors and
79 omissions insurance policy in an amount of not less than
80 \$500,000 per policy ~~\$300,000~~.

81 Section 6. This act shall take effect July 1, 2026.