

About the New Prelicensing Regulations

Green Notes/comments for background and explanation

Black Text: No change

Red Text: Removed regulation language

Blue Text: New regulation language

Virginia requires that all licensing regulations go through a comprehensive review every three years. Thus, home inspector regulations were to go through a review starting in July 2020. For home inspectors, this review process was conducted by the Asbestos, Lead and Home Inspectors (ALHI) board.

As part of the process, the ALHI board was instructed to make sure that regulations were more consistent among all licensed professions. Additionally, the board was to respond to complaints on several fronts, including: 1) some seeking licensing had difficulty getting the required ride-alongs. 2) some credit should be given to those with education and/or experience related to home inspecting, 3) some credit should be given to those who had construction education and/or experience, and 4) licensing should be more accommodating to experienced home inspectors from other states who were looking to become licensed in Virginia and who felt it was resented having to go through the same ride-along requirements as one with no experience.

A DPOR subcommittee was formed to specifically review the prelicensing requirements. This group consisted of various Asbestos, Lead and Home Inspectors (ALHI) board members, including home inspectors on the ALHI Board and a VAREI representative. The subcommittee met in person for three times starting in the fall of 2021. The group submitted their recommendations to the ALHI board for initial review.

This proposed Regulatory Review has not yet received the governor's signature, but all other approval steps have been completed.

18VAC15-40-32 Qualifications for licensure

A. Qualifications for licensure. An applicant for licensure as a home inspector ~~shall~~ must furnish documentation acceptable to the board ~~that one of the qualifications for licensure in Table 1 has been met.~~ of the following:

The board eliminated the prelicense requirement that were developed prior to the initial licensing process that was set up to accommodate already experienced

TABLE 1			
	Board-approved-prelicense education-course-contact hours	Experience	Passed the board-approved examination
1.	35	Completion of 100 home inspections prior to July 1, 2017	Yes
2.	35	Completion of 50 home inspections under the direct supervision of a home inspector	Yes
3.	70	Completion of 50 home inspections prior to July 1, 2017	Yes
4.	70	Completion of 25 home inspections under the direct supervision of a home inspector	Yes
5.	None	Verification of 10 years' experience as a home inspector prior to July 1, 2017, with a minimum of 250 home inspections completed during such time period	Yes

~~B. Prelicense education courses must be approved by the board pursuant to Part VI (18VAC15-40-120 et seq.) of this chapter. No more than half of the required hours may be completed using distance or online education technology.~~

~~C. Verification of home inspections completed under the direct supervision of a home inspector must be provided by an individual who was properly licensed or certified by the board during the applicable time period.~~

~~D. The National Home Inspector Examination provided by the Examination Board of Professional Home Inspectors is the board approved examination pursuant to § 54.1-517.2 A 2 c of the Code of Virginia.~~

1. The applicant has **passed a board-approved examination.** The National Home Inspector Examination provided by the Examination Board of Professional Home Inspectors is the board-approved examination pursuant to § 54.1-517.2 A 2 c of the Code of Virginia.

2. **A minimum of 15 qualifying points** from a combination of the following education and experience tables, with a **minimum of five (5) points from each category in Tables 1 and 2.** An applicant cannot be assigned points from multiple areas in each table for the same activity for which credit is being sought. Except as provided in Tables 1 and 2, an applicant cannot be assigned points multiple times for the same activity for which credit is being sought.

TABLE 1 Qualifying Points Table: Education Category		
<u>Points Assigned</u>	<u>Education Description</u>	<u>Maximum Allowable Points</u>
<u>5</u>	<p><u>Successfully completed a 3-credit hour minimum class with a passing grade in home inspection from an accredited college or university pursuant to 18VAC15-40-32 C.</u></p> <p>Equivalent to 45 hours of in class instruction plus homework. This alone meets the 5 point minimum requirement for Table 1.</p>	<u>5</u>
<u>1</u>	<p><u>Successfully completed a 3-credit hour minimum class with a passing grade in construction, remodeling, engineering, architecture, building design, building technology, or real estate from an accredited college or university pursuant to 18VAC15-40-32 C.</u></p> <p>Equivalent to 45 hours of in class instruction plus homework. This only is given 1 point for the Table 1 requirement.</p>	<u>3</u>
<u>1</u>	<p><u>Successfully completed a 4-hour minimum course specific to home inspection contracts, home inspection reports, or topics covered on the board-approved examination.</u></p> <p>A 4 hour long session (called a “Course”) in the topic provides 1 point. One can take up to 3 sessions of this type of instruction to earn a maximum of 3 points.</p>	<u>3</u>
<u>5</u>	<p><u>Successfully completed a minimum 35-hour pre-license education course approved by the Board in accordance with Part VI (18VAC15-40-200 et seq.) of this chapter.</u></p> <p>This alone meets the 5 point minimum requirement for Table 1.</p>	<u>5</u>

<u>10</u>	<p><u>Successfully completed a minimum 70-hour pre-license education course approved by the Board in accordance with Part VI (18VAC15-40-200 et seq.) of this chapter.</u></p> <p>This alone meets the 5 point minimum requirement for Table 1. And it provides an additional 5 points (total of 10 points) to meet the overall 15 point minimum.</p>	<u>10</u>
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TABLE 2
Qualifying Points Table: Experience Category

<u>Points Assigned</u>	<u>Experience Description</u>	<u>Maximum Allowable Points</u>
<u>2</u>	<p><u>One month of full-time qualifying experience pursuant to 18VAC15-40-32 B.</u></p> <p>One month of related work is worth 2 points and 3 months would provide 6 points, which would meet the Table's 5 point minimum. This would be for someone who is working for a home inspector.</p>	<u>12</u>
<u>1</u>	<p><u>Completion of five (5) home inspections under the direct supervision of a home inspector or without supervision if lawfully conducted as authorized under the laws of the applicable jurisdiction.</u></p> <p>5 supervised inspections is worth 1 point. 25 supervised inspection is worth 5 points to meet the table's 5 point minimum. And 50 supervised inspection would enable one to reach the additional points needed to meet the combine 15 point minimum (5 points from Table 1 plus 10 points from Table 2 for a total of 15 points).</p>	<u>12</u>
<u>1</u>	<p><u>Membership in a home inspector trade or professional association.</u></p> <p>VAREI, InterNACHI, ASHI, ASHI chapter – are all worth 1 point each.</p>	<u>2</u>
<u>2</u>	<p><u>One year teaching at an accredited college or university, trade school, or private business for monetary compensation in construction, remodeling, engineering, architecture, building design, building technology, real estate, or home inspections.</u></p> <p>A teacher/professor in one of these topics can earn 2 points for each year of teaching, up to a maximum of 6 points.</p>	<u>6</u>
<u>2</u>	<p><u>The qualified individual of a contractor license issued pursuant to Chapter 11 of Title 54.1 of the Code of Virginia for one or more of the following classifications or specialty services:</u></p> <p><u>1. Residential Building Contractors (RBC)</u></p> <p><u>2. Home Improvement Contracting (HIC)</u></p> <p><u>3. Commercial Building Contractors (CBC)</u></p> <p>Licensed contractors can earn a maximum of 2 points toward Table 2.</p>	<u>2</u>

<u>1</u>	<p><u>The qualified individual of a contractor license issued pursuant to Chapter 11 of Title 54.1 of the Code of Virginia for one or more of the following classifications:</u></p> <p><u>1. Electrical Contractors (ELE)</u></p> <p><u>2. HVAC Contractors (HVA)</u></p> <p><u>3. Plumbing Contractors (PLB)</u></p> <p>Licensed contractors can earn a maximum of 1 point for each specialty. And if they have all three specialty licenses they can have 3 points.</p>	<u>3</u>
<u>2</u>	<p><u>Architect or professional engineer licensed pursuant to Chapter 4 of Title 54.1 of the Code of Virginia.</u></p> <p>These licensed professionals earn a maximum of 2 points toward Table 2.</p>	<u>2</u>
<u>2</u>	<p><u>Building code official certified pursuant to the Department of Housing and Community Development Virginia Certification Standards (13VAC5-21-10 et seq. of the Virginia Administrative Code).</u></p> <p>This certified official earns a maximum of 2 points toward Table 2.</p>	<u>2</u>

B. Qualifying experience. In order to be acceptable, qualifying experience must meet all of the following:

1. Experience must be verified by one or more of the following: licensed home inspector; qualified individual or responsible manager of a licensed contractor; or any combination of at least three licensed real estate professionals or clients.

Not sure where the “at least three licensed real estate professionals or clients” came from. This must have been added somewhere after the subcommittee’s recommendation.

2. An applicant's experience must have been gained by assisting a properly licensed or certified home inspector, as applicable, and under such home inspector's direct supervision; or through the performance of home inspections as authorized under the laws of the applicable jurisdiction.

This applies to the first item listed in Table 1.

3. For the purposes of this part, experience requirements are expressed in terms of calendar periods of full-time employment.

Like 2. above, this applies to the first item listed in Table 1.

a. A month of full-time qualifying experience is a minimum of 146 hours during a one-month period or a minimum of 18 workdays in a one-month period. More than 146 hours or 18 workdays during a one-month period will not be considered as more than one month of full-time employment.

b. Partial credit may be given for actual hours of qualifying experience if the applicant's experience was gained working less than full time.

C. Accredited colleges or universities and verification procedures. An applicant seeking to qualify for licensure based on completion of a class from an accredited college or university must submit an official transcript from the school where the applicable class was completed. Only classes from an accredited college or university that is approved or accredited by the Commission on Colleges of the Southern Association of Colleges and Schools, a regional or national accreditation association, or by an accrediting agency that is recognized by the U.S. Secretary of Education will be considered. An applicant seeking to qualify for licensure based on working or teaching at an accredited college or university must submit

evidence satisfactory to the board of employment by the college or university. Only employment with an accredited college or university that is approved or accredited by the Commission on Colleges of the Southern Association of Colleges and Schools, a regional or national accreditation, or by an accrediting agency that is recognized by the U.S. Secretary of Education will be considered.