



15 Jul 2008 **Michigan Association of Home Inspectors Supports Good Home Inspector Licensing**

Urges "NO" Vote on Current Bill Before House

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MichAHI, the Michigan Association of Home Inspectors, supports good home inspector licensing that will protect Michigan home-buyers. The association has been working diligently and honestly with the Michigan House for many years, crafting a licensing law that would work well for the public and home-buyers.

House Bill 6088 was introduced recently by Representative Accavitti, but has become bogged down by an amendment that would harm home inspectors and home-buyers. MichAHI has withdrawn support for this bill until changes are made to restore HB 6088 to its form when it was reported by the Regulatory Reform Committee.

MichAHI feels that HB 6088 in its current form places an unrealistic standard of liability on home inspectors. The amendment would make the home inspector liable for problems that occurred with a property they inspected, even if the problem was not visible at the time of inspection, or occurred 20 years after the inspection.

This extreme level of liability would increase costs for home inspectors significantly, forcing home inspection fees to triple or quadruple overnight. This would put the home inspection out of reach for the majority of Michigan's consumers. While this amendment purports to protect home-buyers by increasing the liability of home inspectors, this is deceptive; as it means most would forego an inspection altogether, leaving them without information or protection.

MichAHI feels that all home-buyers should be afforded the opportunity to have a home inspection, and excessive fees should not get in the way of the consumer and their right to know what they are purchasing.

MichAHI has asked the legislature to drop the amendment, and pass HB 6088 as it was passed from the Regulatory Reform Committee. This would help Michigan's home-buyers and protect their interests in a home inspection.

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