

By: Representative Denton

To: Judiciary A

HOUSE BILL NO. 83

1 AN ACT TO AMEND SECTION 73-60-27, MISSISSIPPI CODE OF 1972,  
 2 TO AUTHORIZE PERSONS THAT HOLD A HOME INSPECTOR LICENSE TO OFFER  
 3 TO PERFORM OR PERFORM INSPECTION SERVICES ON NEW CONSTRUCTION FOR  
 4 A FEE WITHOUT HAVING FIRST OBTAINED A RESIDENTIAL HOME BUILDERS  
 5 LICENSE FROM THE MISSISSIPPI BOARD OF CONTRACTORS AND  
 6 CERTIFICATION BY THE SOUTHERN BUILDING CODE CONGRESS OR ANY OTHER  
 7 NATIONAL PROFESSIONAL CODE ORGANIZATION; AND FOR RELATED PURPOSES.

8 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MISSISSIPPI:

9 **SECTION 1.** Section 73-60-27, Mississippi Code of 1972, is  
 10 amended as follows:

11 73-60-27. (1) On or after July 1, 2001, any person who acts  
 12 as a home inspector, or holds himself out as a home inspector,  
 13 without being licensed under this chapter, shall, in addition to  
 14 any other penalty provided by law, be liable for an administrative  
 15 fine not to exceed One Thousand Dollars (\$1,000.00) for a first  
 16 offense and not to exceed Five Thousand Dollars (\$5,000.00) for a  
 17 second or subsequent offense as determined by the commission.

18 (2) The commission has the authority and power to  
 19 investigate any and all unlicensed activity.



20 (3) No licensed home inspector may perform repairs on a  
21 residential building as part of or result of the home inspection.

22 (4) \* \* \* Persons licensed under this chapter \* \* \* may  
23 offer to perform or perform inspection services on new  
24 construction for a fee without having \* \* \* obtained a residential  
25 home builders license from the Mississippi Board of Contractors  
26 and certification by the Southern Building Code Congress or any  
27 other national professional code organization.

28 **SECTION 2.** This act shall take effect and be in force from  
29 and after July 1, 2023.

