

By: Representative Denton

To: Business and Commerce

HOUSE BILL NO. 484

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 or herself out as a home
13 inspector, without being licensed under this chapter, shall, in
14 addition to any other penalty provided by law, be liable for an
15 administrative fine not to exceed One Thousand Dollars (\$1,000.00)
16 for a first offense and not to exceed Five Thousand Dollars
17 (\$5,000.00) for a second or subsequent offense as determined by
18 the Appraisal Board.

19 (2) The Appraisal Board has the authority and power to
20 investigate any and all unlicensed activity.



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

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

29 **SECTION 2.** This act shall take effect and be in force from
30 and after July 1, 2025.

