



LAWS OF ALASKA

2003

Source
SCS CSHB 9(FIN)

Chapter No.

AN ACT

Relating to the registration of individuals who perform home inspections; relating to regulation of contractors; relating to registration fees for specialty contractors, home inspectors, and associate home inspectors; relating to home inspection requirements for residential loans purchased or approved by the Alaska Housing Finance Corporation; relating to civil actions by and against home inspectors and to civil actions arising from residential unit inspections; repealing a law that limits liability for damages based on a duty to inspect a residential unit to damages caused by gross negligence or intentional misconduct; and providing for an effective date.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF ALASKA:

THE ACT FOLLOWS ON PAGE 1

AN ACT

1 Relating to the registration of individuals who perform home inspections; relating to
2 regulation of contractors; relating to registration fees for specialty contractors, home
3 inspectors, and associate home inspectors; relating to home inspection requirements for
4 residential loans purchased or approved by the Alaska Housing Finance Corporation; relating
5 to civil actions by and against home inspectors and to civil actions arising from residential
6 unit inspections; repealing a law that limits liability for damages based on a duty to inspect a
7 residential unit to damages caused by gross negligence or intentional misconduct; and
8 providing for an effective date.

9 _____
10 * **Section 1.** AS 08.01.010(12) is amended to read:

11 (12) regulation of construction contractors **and home inspectors** under
12 AS 08.18;

1 * **Sec. 2.** AS 08.01.065(c) is amended to read:

2 (c) Except as provided in **(f) - (i)** [(f) - (h)] of this section, the department shall
3 establish fee levels under (a) of this section so that the total amount of fees collected
4 for an occupation approximately equals the actual regulatory costs for the occupation.
5 The department shall annually review each fee level to determine whether the
6 regulatory costs of each occupation are approximately equal to fee collections related
7 to that occupation. If the review indicates that an occupation's fee collections and
8 regulatory costs are not approximately equal, the department shall calculate fee
9 adjustments and adopt regulations under (a) of this section to implement the
10 adjustments. In January of each year, the department shall report on all fee levels and
11 revisions for the previous year under this subsection to the office of management and
12 budget. If a board regulates an occupation covered by this chapter, the department
13 shall consider the board's recommendations concerning the occupation's fee levels and
14 regulatory costs before revising fee schedules to comply with this subsection. In this
15 subsection, "regulatory costs" means costs of the department that are attributable to
16 regulation of an occupation plus

17 (1) all expenses of the board that regulates the occupation if the board
18 regulates only one occupation;

19 (2) the expenses of a board that are attributable to the occupation if the
20 board regulates more than one occupation.

21 * **Sec. 3.** AS 08.01.065 is amended by adding a new subsection to read:

22 (i) Notwithstanding (c) of this section, the department shall establish fee levels
23 under (a) of this section so that the total amount of fees collected by the Department of
24 Community and Economic Development for specialty contractors, home inspectors,
25 and associate home inspectors approximately equals the total regulatory costs of the
26 department for those three registration categories. The department shall set the fee
27 levels for the issuance and renewal of a certificate of registration issued under
28 AS 08.18 so that the fee levels are the same for all three of these registration
29 categories and so that the fee level for a home inspector with a joint registration is not
30 different from the fee level for a home inspector who does not have a joint
31 registration. In this subsection, "joint registration" has the meaning given in

1 AS 08.18.171.

2 * **Sec. 4.** AS 08.18.011 is amended to read:

3 **Sec. 08.18.011. Registration required.** (a) A person may not submit a bid or
4 work as a contractor until that person has been issued a certificate of registration **as a**
5 **contractor** by the department. A partnership or joint venture shall be considered
6 registered **as a contractor** if one of the general partners or venturers whose name
7 appears in the name under which the partnership or venture does business is registered
8 **as a contractor**.

9 (b) A general contractor may not use a bid or proposal from, award a bid or
10 proposal to, contract with, or allow a person required to be registered under this
11 chapter to work for the general contractor as a specialty contractor unless the person is
12 registered **as a specialty contractor** under this chapter.

13 * **Sec. 5.** AS 08.18.011 is amended by adding new subsections to read:

14 (c) Unless exempt under AS 08.18.156 or serving lawfully as an associate
15 home inspector under (d) of this section, an individual may not perform a home
16 inspection for a residence

17 (1) not previously occupied as a residence unless that individual is
18 registered as a home inspector for new homes under this chapter;

19 (2) previously occupied as a residence unless that individual is
20 registered as a home inspector for existing homes under this chapter.

21 (d) Notwithstanding (c) of this section, an individual who is not registered as a
22 home inspector under this chapter may perform a home inspection as an associate
23 home inspector if the individual is

24 (1) employed by a registered home inspector who supervises the
25 associate's work and the inspection is of the type that the supervising individual is
26 authorized to perform; and

27 (2) registered with the department as an associate home inspector.

28 (e) A registered home inspector who employs an associate home inspector
29 under (d) of this section is liable for the work done by the associate home inspector.

30 (f) An individual who holds a joint registration for home inspection is
31 considered to be registered as both a home inspector for new homes and a home

1 inspector for existing homes.

2 * **Sec. 6.** AS 08.18.021(a) is amended to read:

3 (a) An applicant for registration as a contractor **or home inspector** shall
4 submit an application under oath upon a form to be prescribed by the commissioner
5 and **that** [WHICH] must include the following information pertaining to the applicant:

6 (1) **the applicant's** [EMPLOYER] social security number;

7 (2) **if applying to be a registered contractor, the** type of contracting
8 activity, whether a general or a specialty contractor and, if the latter, the type of
9 specialty;

10 (3) **if applying to be a registered home inspector, whether the**
11 **applicant is applying to inspect new homes or existing homes, or both;**

12 (4) **if applying to be a registered contractor,** the name and address of
13 each partner if the applicant is a firm or partnership, or the name and address of the
14 owner if the applicant is an individual proprietorship, or the name and address of the
15 corporate officers and statutory agent, if any, if the applicant is a corporation; **and**

16 (5) **if applying to be a registered home inspector, the name and**
17 **address of the applicant.**

18 * **Sec. 7.** AS 08.18 is amended by adding new sections to read:

19 **Sec. 08.18.022. Home inspectors; associate home inspectors.** (a) The
20 department shall issue a certificate of registration as a home inspector for new homes,
21 existing homes, or both, as appropriate, to an individual who

22 (1) passes the appropriate home inspection examination; for purposes
23 of this paragraph, the appropriate home inspection examination for an individual who
24 applies to be registered for inspection of

25 (A) existing homes is the examination offered by the American
26 Society of Home Inspectors, American Home Inspectors Training Institute, or
27 National Association of Home Inspectors;

28 (B) new homes or for a joint registration is the examination
29 offered by the International Code Council;

30 (2) meets the educational and experience requirements adopted by the
31 department in regulations for the type of registration applied for;

1 (3) submits a complete application for registration within one year
2 after passing the examination required under (1) of this subsection;

3 (4) within the seven years preceding the date of application, has not
4 been under a sentence for an offense related to forgery, theft in the first or second
5 degree, extortion, or defrauding creditors or for a felony involving dishonesty;

6 (5) has not had the authority to perform home inspections revoked in
7 this state or in another jurisdiction;

8 (6) is not the subject of an unresolved criminal complaint or
9 unresolved disciplinary action before a regulatory authority in this state or in another
10 jurisdiction related to real estate or home inspection matters; and

11 (7) pays the appropriate fees.

12 (b) An individual may register with the department as an associate home
13 inspector upon application, payment of the required fee, and determination by the
14 department that the individual

15 (1) within the seven years preceding the date of application, has not
16 been under a sentence for an offense related to forgery, theft in the first or second
17 degree, extortion, or defrauding creditors or for a felony involving dishonesty;

18 (2) has not had the authority to perform home inspections revoked in
19 this state or in another jurisdiction; and

20 (3) is not the subject of an unresolved criminal complaint or
21 unresolved disciplinary action before a regulatory authority in this state or in another
22 jurisdiction related to real estate or home inspection matters.

23 **Sec. 08.18.023. Pre-inspection documents and inspection reports.** (a)
24 Before performing a home inspection, a registered home inspector or associate home
25 inspector shall provide to the person on whose behalf a home is inspected a written
26 document that includes the home inspector's registration number and that specifies

27 (1) the scope of intended inspection; the scope of the intended
28 inspection may include systems and components that are not listed in
29 AS 08.18.171(12); and

30 (2) that the inspector will notify in writing the person on whose behalf
31 the inspection is being made of defects noted during the inspection along with a

1 recommendation, if any, that experts be retained to conduct further evaluation through
2 examination and analysis by a qualified professional, tradesperson, or service
3 technician beyond that provided by the home inspection to determine the extent of
4 defects and corrective action necessary to address the defects.

5 (b) After performance of a home inspection, a registered home inspector or
6 associate home inspector shall give a written home inspection report to the person
7 requesting the inspection. The written report must include the home inspector's
8 registration number and a review of the condition of each system and component
9 identified as being within the scope of the intended inspection under (a) of this section
10 except that a home inspector's written report for new construction that is the subject of
11 a loan by the Alaska Housing Finance Corporation or another lender may be in the
12 form required by the corporation or other lender, as appropriate.

13 (c) In addition to the written inspection report required under (b) of this
14 section, an oral inspection report may be given by the inspector during or after the
15 inspection.

16 (d) A home inspection report is valid for 180 days after the date the home
17 inspector signs and dates the report.

18 * **Sec. 8.** AS 08.18.031(a) is amended to read:

19 (a) **Except as provided in (c) of this section, a** [A] certificate of registration
20 shall be renewed under the same requirements as for an original registration, **and the**
21 [THE] commissioner shall issue to the applicant a certificate of registration upon
22 compliance with the registration requirements of this chapter.

23 * **Sec. 9.** AS 08.18.031 is amended by adding a new subsection to read:

24 (c) A certificate of registration as a home inspector may not be renewed unless
25 the home inspector has complied with the continuing competency requirements
26 established by the department. The department shall adopt regulations establishing the
27 continuing competency requirements. The department shall require at least eight
28 hours of continuing competency activity for each licensing period. The regulations
29 must provide that a continuing competency activity approved by one of the following
30 entities satisfies the continuing competency requirements of this subsection if the
31 activity meets the requirements established by the department in regulations adopted

1 under this subsection:

- 2 (1) Alaska Housing Finance Corporation;
- 3 (2) University of Alaska;
- 4 (3) American Society of Home Inspectors Alaska Chapter;
- 5 (4) a chapter of the International Code Council Alaska;
- 6 (5) Alaska State Home Building Association; or
- 7 (6) a state agency that offers an activity that meets the requirements set

8 by the department.

9 * **Sec. 10.** AS 08.18.041 is amended to read:

10 **Sec. 08.18.041. Fees.** (a) The department shall set fees under AS 08.01.065

11 for

12 (1) registration and renewal of registration for all categories of

13 contractors;

14 (2) **registration and renewal of registration for a home inspector**

15 **qualified to inspect new homes;**

16 (3) **registration and renewal of registration for a home inspector**

17 **qualified to inspect existing homes;**

18 (4) **joint registration and renewal of joint registration for home**

19 **inspectors;**

20 (5) **registration and renewal of registration as an associate home**

21 **inspector;**

22 (6) **examinations for applicants for home inspector registration;**

23 (7) examination, issuance of initial endorsement, and renewal of active

24 or inactive endorsements for residential contractors; and

25 (8) [(3)] departmental publications and seminars related to this chapter.

26 (b) A person who fails a residential contractor examination **or home**

27 **inspector examination** shall pay the examination fee set by the department if the

28 person applies to retake an examination.

29 * **Sec. 11.** AS 08.18.051(a) is amended to read:

30 (a) Except as provided otherwise by law, a person who has registered **as a**

31 **contractor** under one name as required by this chapter may not act in the capacity of a

1 contractor under any other name unless that name also is registered.

2 * **Sec. 12.** AS 08.18 is amended by adding a new section to read:

3 **Sec. 08.18.053. Identification requirements for home inspectors. (a)**

4 Except as provided otherwise by law, an individual who is registered as a home
5 inspector or associate home inspector under this chapter by one name may not act in
6 the capacity of a home inspector or associate home inspector under any other name.

7 (b) All advertising and business cards prepared by a registered home inspector
8 or associate home inspector for the home inspection business must show the
9 inspector's name, mailing address, and registration number.

10 (c) Individual registered home inspectors and partners, associates, agents,
11 salespeople, solicitors, officers, and employees of registered home inspectors shall use
12 their true names and addresses and the true name of the home inspecting firm at all
13 times while acting in the capacity of a registered home inspector or performing related
14 activities.

15 (d) Individuals who are exempt from registration under AS 08.18.156(a) or
16 whose actions are not considered to be home inspections under AS 08.18.156(b) may
17 not hold themselves out to be registered home inspectors or use words or titles that
18 may reasonably be confused with the title of "registered home inspector" or "home
19 inspector" unless they are registered as a home inspector under this chapter.

20 * **Sec. 13.** AS 08.18.061 is amended to read:

21 **Sec. 08.18.061. Requirements of political subdivision.** A contractor **or**
22 **home inspector** who is registered with the state under this chapter may not be
23 required to give bond in applying for or holding a license issued by a political
24 subdivision **for a similar occupation.**

25 * **Sec. 14.** AS 08.18.071(a) is amended to read:

26 (a) Each applicant shall, at the time of applying for a certificate of registration,
27 file with the commissioner a surety bond running to the state conditioned upon the
28 applicant's promise to pay all

29 (1) taxes and contributions due the state and political subdivisions;

30 (2) persons furnishing labor or material or renting or supplying
31 equipment to the applicant; and

1 (3) amounts that may be adjudged against the applicant by reason of
2 negligent or improper work or breach of contract in the conduct of the contracting
3 business **or home inspection activity, as applicable,** or by reason of damage to
4 public facilities occurring in the course of a construction project.

5 * **Sec. 15.** AS 08.18.071(b) is amended to read:

6 (b) If the applicant is a general contractor, the amount of the bond shall be
7 \$10,000; if the applicant is a mechanical or specialty contractor **or home inspector,**
8 the amount of the bond shall be \$5,000. In lieu of the surety bond, the applicant may
9 file with the commissioner a cash deposit or other negotiable security acceptable to the
10 commissioner in the amount specified for bonds.

11 * **Sec. 16.** AS 08.18.081(a) is amended to read:

12 (a) **Except as provided in AS 08.18.085,** a [A] person having a claim against
13 a contractor **or home inspector** for any of the items referred to in AS 08.18.071 may
14 bring suit upon the bond in the district court of the judicial district in which venue lies.
15 A copy of the complaint shall be served by registered or certified mail upon the
16 commissioner at the time suit is filed, and the commissioner shall maintain a record,
17 available for public inspection, of all suits commenced. Two additional copies shall
18 be served upon the director of the division of insurance with the payment to the
19 director of a fee set under AS 21.06.250, taxable as costs in the action. This service
20 upon the director shall constitute service on the surety, and the director shall transmit
21 the complaint or a copy of it to the surety within 72 hours after it has been received.
22 The surety upon the bond is not liable in an aggregate amount in excess of that named
23 in the bond, but in case claims pending at any one time exceed the amount of the bond,
24 the claims shall be satisfied from the bond in the following order:

- 25 (1) labor, including employee benefits;
26 (2) taxes and contributions due the state, city, and borough, in that
27 order;
28 (3) material and equipment;
29 (4) claims for breach of contract;
30 (5) repair of public facilities.

31 * **Sec. 17.** AS 08.18 is amended by adding a new section to read:

1 **Sec. 08.18.085. Legal actions against home inspector.** (a) Notwithstanding
2 contrary provisions of AS 08.18.081 or AS 09.10, a person may not bring an action
3 against an individual registered under this chapter based on a home inspection report
4 unless the action is commenced within one year.

5 (b) The limitation in (a) of this section applies to all actions based on a home
6 inspection report, regardless of whether the action is based on breach of contract,
7 personal injury or death, property damage, or another source of liability except that (a)
8 of this section is not applicable to an action based on gross negligence or intentional
9 misconduct by the home inspector. The limitation may not be waived by contract.

10 (c) A person may not bring an action against an individual registered under
11 this chapter for damages that arise from an act or omission relating to a home
12 inspection performed by the individual unless the person

13 (1) was a party to the real estate transaction for which the home
14 inspection was conducted;

15 (2) received the home inspection report with the written consent of the
16 party for whom the home inspection was originally performed; or

17 (3) acquired the property for which the home inspection report was
18 conducted by inheritance or bequest from a person who could have brought an action
19 under (1) or (2) of this subsection.

20 (d) Contractual provisions that purport to limit the liability of a home
21 inspector to the cost of the home inspection report are contrary to public policy and
22 void.

23 * **Sec. 18.** AS 08.18.111 is amended to read:

24 **Sec. 08.18.111. Advertising bond and insurance.** Contractors and home
25 inspectors may not advertise that they are bonded and insured simply because they
26 have complied with the bond and insurance requirements of this chapter.

27 * **Sec. 19.** AS 08.18.115 is amended to read:

28 **Sec. 08.18.115. Return of cash deposit.** (a) A contractor or home inspector
29 who has filed a cash deposit and who ceases doing business as a contractor or home
30 inspector may request the return of as much of that cash deposit as is held by the
31 commissioner by

1 (1) filing a notarized statement with the commissioner that the
2 contractor or home inspector has ceased doing business as a contractor or home
3 inspector, as applicable; and

4 (2) filing a notarized statement with the commissioner at least three
5 years after filing the statement in (1) of this subsection that [WHICH]

6 (A) requests return of the cash deposit;

7 (B) certifies that the former contractor or home inspector has
8 not been engaged in business as a contractor or home inspector, as
9 applicable, for at least three years; and

10 (C) certifies that to the best of the contractor's or home
11 inspector's knowledge no action has been commenced upon the cash deposit
12 that [WHICH] has not been dismissed or reduced to a final judgment that
13 [WHICH] has been satisfied.

14 (b) The commissioner, after paying any judgments against the cash deposit
15 under AS 08.18.081(b), shall return the remainder of a former contractor's or former
16 home inspector's cash deposit to the contractor or home inspector, as applicable, if

17 (1) the former contractor or former home inspector has complied
18 with (a) of this section; and

19 (2) no action has been commenced upon the cash deposit that
20 [WHICH] has not been dismissed or reduced to a final judgment that [WHICH] has
21 been satisfied.

22 * **Sec. 20.** AS 08.18.116 is amended to read:

23 **Sec. 08.18.116. Investigations.** Either the Department of Community and
24 Economic Development or the Department of Labor and Workforce Development
25 may investigate alleged or apparent violations of this chapter relating to contractors.
26 The Department of Community and Economic Development may investigate
27 alleged or apparent violations of this chapter relating to home inspection
28 activities. These departments, upon showing proper credentials, may enter, during
29 regular hours of work, a construction site where it appears that contracting work is
30 being done. The departments may make inquiries about the identity of the contractor
31 or the person acting in the capacity of a contractor. The Department of Community

1 and Economic Development may make inquiries about the identity of a home
2 inspector or a person acting in the capacity of a home inspector. Upon demand, a
3 contractor or home inspector or person acting in the capacity of a contractor or home
4 inspector, or that person's representative, shall produce evidence of current
5 endorsement, if applicable, and registration.

6 * **Sec. 21.** AS 08.18.117 is amended to read:

7 **Sec. 08.18.117. Issuance of citations.** Either the Department of Community
8 and Economic Development or the Department of Labor and Workforce Development
9 may issue a citation for a violation if there is probable cause to believe a person has
10 violated this chapter with respect to contractor activities. The Department of
11 Community and Economic Development may issue a citation for a violation if
12 there is probable cause to believe a person has violated this chapter with respect
13 to home inspection activities. Each day a violation continues after a citation for the
14 violation has been issued constitutes a separate violation.

15 * **Sec. 22.** AS 08.18.121(a) is amended to read:

16 (a) If the insurance required in AS 08.18.101 ceases to be in effect, the
17 registration of the contractor or home inspector shall be suspended until the insurance
18 has been reinstated.

19 * **Sec. 23.** AS 08.18.121(b) is amended to read:

20 (b) If a final judgment impairs the liability of the surety upon the bond or
21 depletes the cash deposit so that there is not in effect a bond undertaking or cash
22 deposit in the full amount prescribed in AS 08.18.071, the registration of the
23 contractor or home inspector involved shall be suspended until the bond liability in
24 the required amount, unimpaired by unsatisfied judgment claims, has been furnished.

25 * **Sec. 24.** AS 08.18.121(c) is amended to read:

26 (c) If a bonding company cancels its bond of a contractor or home inspector,
27 the contractor's or home inspector's registration shall be revoked. The contractor or
28 home inspector may again obtain registration by complying with the requirements of
29 this chapter.

30 * **Sec. 25.** AS 08.18.121(d) is amended to read:

31 (d) If a registered contractor or registered home inspector fails to fulfill the

1 contractor's or home inspector's obligations as set out in AS 08.18.071, the
2 contractor's or home inspector's registration shall be suspended for a period of time
3 the commissioner determines is appropriate. After three suspensions, the contractor's
4 or home inspector's registration may be permanently revoked.

5 * Sec. 26. AS 08.18.121(f) is amended to read:

6 (f) If the Department of Community and Economic Development or the
7 Department of Labor and Workforce Development determines that a contractor or [A]
8 person acting in the capacity of a contractor [,] is in violation of this chapter, that
9 department may give written notice to the person prohibiting further action by the
10 person as a contractor. If the Department of Community and Economic
11 Development determines that a home inspector or a person acting in the capacity
12 of a home inspector is in violation of this chapter, the department may give
13 written notice to the person prohibiting further action by the person as a home
14 inspector. The prohibition in a notice given under this subsection continues until
15 the person has submitted evidence acceptable to the appropriate [THAT] department
16 showing that the violation has been corrected.

17 * Sec. 27. AS 08.18.123 is amended to read:

18 **Sec. 08.18.123. Denial, suspension, and revocation of endorsement or**
19 **home inspector registration.** (a) The department may suspend, revoke, or refuse to
20 grant or renew a residential contractor endorsement, a home inspector registration,
21 or an associate home inspector registration upon a finding that

22 (1) the application is fraudulent or misleading;

23 (2) the endorsement holder or registrant [CONTRACTOR] has
24 knowingly violated this chapter or a lawful order or regulation of the department;

25 (3) the endorsement holder or registrant [CONTRACTOR] is
26 incompetent or has engaged in fraudulent practices.

27 (b) Proceedings for the denial, suspension, or revocation of residential
28 contractor endorsement, home inspector registration, or associate home inspector
29 registration are governed by AS 44.62 (Administrative Procedure Act).

30 * Sec. 28. AS 08.18.131 is amended to read:

31 **Sec. 08.18.131. Injunction; civil penalty.** In an action instituted in the

1 superior court by the Department of Community and Economic Development or the
2 Department of Labor and Workforce Development, the court may enjoin a person
3 from acting in the capacity of a contractor in violation of this chapter. **In an action**
4 **instituted in the superior court by the Department of Community and Economic**
5 **Development, the court may enjoin a person from acting in the capacity of a**
6 **home inspector in violation of this chapter.** In addition to other relief, the court may
7 impose a civil penalty of not more than \$250 for each violation. Each day that an
8 unlawful act continues constitutes a separate violation.

9 * **Sec. 29.** AS 08.18.141(a) is amended to read:

10 (a) A contractor, **home inspector,** or [A] person acting in the capacity of a
11 contractor **or home inspector** who knowingly violates AS 08.18.011 or 08.18.025 is
12 guilty of a class B misdemeanor. A person who violates another provision of this
13 chapter is guilty of a violation punishable under AS 12.

14 * **Sec. 30.** AS 08.18.151 is amended to read:

15 **Sec. 08.18.151. Legal actions by contractor or home inspector.** A person
16 acting in the capacity of a contractor **or home inspector** may not bring an action in a
17 court of this state for the collection of compensation for the performance of work or
18 for breach of a contract for which registration is required under this chapter without
19 alleging and proving that the contractor **or home inspector** was a registered contractor
20 **or registered home inspector, as applicable,** at the time of contracting for the
21 performance of the work.

22 * **Sec. 31.** AS 08.18 is amended by adding new sections to article 4 to read:

23 **Sec. 08.18.152. Prohibited acts for home inspectors.** An individual
24 registered under this chapter as a home inspector or associate home inspector may not

25 (1) perform or offer to perform, for an additional fee, repairs to a
26 subject property on which the home inspector or the home inspector's company has
27 prepared a home inspection report in the past 12 months;

28 (2) inspect for a fee any property in which the home inspector or the
29 home inspector's company has a financial interest or an interest in the transfer of the
30 property;

31 (3) offer or deliver compensation, an inducement, or a reward to the

owner of the inspected property, the broker, or the agent, for the referral of business to the home inspector or the home inspector's company;

(4) without the written consent of the home inspection client or the client's legal representative, disclose information from a home inspection report prepared by the home inspector or the home inspector's company unless the disclosure is made

(A) to a subsequent client who requests a home inspection of the same premises; or

(B) by the home inspector in an administrative or judicial proceeding in which disclosure of the home inspection report is relevant to resolution of the legal issues in the proceeding;

(5) without the written consent of all interested parties, accept compensation from more than one interested party for the same home inspection services;

(6) accept from a person who has other dealings with a home inspection client a commission or allowance, directly or indirectly, for work for which the home inspector or the home inspector's company is responsible;

(7) accept an engagement to make an inspection or to prepare a report in which the employment itself or the fee payable for the inspection is contingent upon the conclusions in the report, preestablished findings, or the close of escrow.

Sec. 08.18.154. Limitation on home inspector's activities. A registration issued under AS 08.18.022 does not authorize the holder to perform an activity for which a license is required under provisions of this title that are outside of this chapter.

Sec. 08.18.156. Exemptions related to home inspections. (a) Notwithstanding other provisions of this chapter, an individual who inspects a home is not required to be registered under this chapter as a home inspector or associate home inspector if the individual is

(1) employed by the federal or state government, a political subdivision of the state, a regional housing authority created under AS 18.55.996(b), or a municipality or unincorporated community and the employee is performing only duties that are within the employee's official duties;

1 (2) performing a home inspection only with respect to property that is
2 the individual's residence or in which the individual has a financial interest;

3 (3) registered as an engineer or architect under AS 08.48, prepares a
4 written report after the inspection, affixes the individual's seal to the home inspection
5 report, signs and dates the report, and puts the individual's registration number on the
6 report;

7 (4) engaged as an engineer in training or architect in training who
8 works for and is supervised by a person described in (3) of this subsection and the
9 person described in (3) of this subsection affixes the person's seal to the home
10 inspection report, signs and dates the report, and puts the person's registration number
11 on the report;

12 (5) licensed as a pesticide applicator by the Department of
13 Environmental Conservation and is performing only activities within the scope of that
14 license;

15 (6) registered as a general contractor with a residential contractor
16 endorsement under this chapter and is performing only activities within the scope of
17 that registration;

18 (7) certified as any type of real estate appraiser under AS 08.87 and is
19 performing only activities that are authorized under that certification; or

20 (8) only determining whether a building complies with the thermal and
21 lighting energy standards required by AS 46.11.040.

22 (b) Notwithstanding the definition of "home inspection" in AS 08.18.171(12),
23 an individual is not considered to be doing a home inspection for purposes of this
24 chapter if the individual

25 (1) is in the business of repairing, maintaining, or installing any of the
26 systems or components listed in AS 08.18.171(12); and

27 (2) inspects the system or component for the sole purpose of
28 determining the condition of the system or component before performing or offering
29 to perform repair, maintenance, or installation work on the system or component.

30 * **Sec. 32.** AS 08.18.161 is amended to read:

31 **Sec. 08.18.161. Exemptions. To the extent that this chapter governs**

1 **contractors, this** [THIS] chapter does not apply to

2 (1) an authorized representative of the United States government, the
3 State of Alaska, or a political subdivision or agency of the state;

4 (2) an officer of a court when acting within the scope of office;

5 (3) a public utility operating under the regulations of the public service
6 commission in construction, maintenance, or development work incidental to its own
7 business;

8 (4) a construction, repair, or operation incidental to the discovering or
9 producing of petroleum or gas, or the drilling, testing, abandoning, or other operation
10 of a petroleum or gas well or a surface or underground mine or mineral deposit when
11 performed by an owner or lessee;

12 (5) the sale or installation of finished products, materials, or articles of
13 merchandise that are not actually fabricated into and do not become a permanent,
14 fixed part of a structure;

15 (6) construction, alteration, or repair of personal property;

16 (7) a person who only furnished materials, supplies, or equipment
17 without fabricating them into, or consuming them in the performance of, the work of
18 the contractor;

19 (8) work on one project under one or more contracts, the aggregate
20 contract price of which for labor and materials and all other items is less than \$10,000
21 [, THIS WORK BEING CONSIDERED AS OF A CASUAL, MINOR, OR
22 INCONSEQUENTIAL NATURE]; this exemption does not apply when the work is
23 only a part of a larger or major operation, whether undertaken by the same or a
24 different contractor, or when the work is divided into contracts of amounts less than
25 \$10,000 for the purpose of evasion of this chapter or otherwise; this exemption does
26 not apply to a person who advertises or puts out a sign or card or other device that
27 might indicate to the public that the person is a contractor, or that the person is
28 qualified to engage in the contracting business; a contractor who performs work priced
29 at \$2,500 or more, under this exemption, shall nevertheless keep in force public
30 liability and property damage insurance with coverage in at least the amounts set out
31 in AS 08.18.101;

- 1 (9) an owner who contracts for a project with a registered contractor;
- 2 (10) a person working on that person's own property, whether occupied
- 3 by the person or not, and a person working on that person's own residence, whether
- 4 owned by the person or not;
- 5 (11) an owner or tenant of commercial property who uses the owner's
- 6 or tenant's own employees to do maintenance, repair, and alteration work upon that
- 7 property;
- 8 (12) an owner who acts as the owner's own contractor and in doing so
- 9 hires workers on an hourly basis, hires subcontractors, purchases materials and, as
- 10 such, sees to the paying for all labor, subcontractors, and materials; in this case, the
- 11 owner shall be limited to construction of one home, duplex, triplex, four-plex, or one
- 12 commercial building a [PER] year;
- 13 (13) a person performing construction work incidental to farming,
- 14 dairying, agriculture, horticulture, stock or poultry raising, mining, logging, fishing,
- 15 clearing, or other work upon the land in rural districts for fire prevention purposes, or
- 16 access road building, unless the person is a licensee.

17 * **Sec. 33.** AS 08.18.171 is amended by adding new paragraphs to read:

- 18 (11) "existing home" means a residence previously occupied as a
- 19 residence;
- 20 (12) "home inspection" means a visual examination, performed in
- 21 accordance with standards of practice adopted by the department, of the readily
- 22 accessible parts of one or more of the following systems and components of a
- 23 residence or intended residence:
- 24 (A) heating and air-conditioning systems;
- 25 (B) plumbing and electrical systems;
- 26 (C) built-in appliances;
- 27 (D) roof, attic, and visible insulation;
- 28 (E) walls, ceilings, floors, windows, and doors;
- 29 (F) foundation and basement;
- 30 (G) visible interior and exterior structures;
- 31 (H) drainage to and from the residence;

1 (I) other systems or components as specified by the department
2 in regulations;

3 (13) "home inspector" means an individual who performs or offers to
4 perform a home inspection for a fee;

5 (14) "joint registration" means a certificate of registration that
6 authorizes an individual to inspect both new homes and existing homes;

7 (15) "knowingly" has the meaning given in AS 11.81.900;

8 (16) "new home" means a residence not previously occupied as a
9 residence;

10 (17) "residence" means

11 (A) a single-family home other than a mobile home;

12 (B) a duplex, triplex, or four-plex; or

13 (C) a residential townhouse or residential condominium unit;

14 (18) "visual examination" means an examination performed in person
15 at the physical location of the residence except that, if a method other than personal
16 physical inspection has been approved by the Alaska Housing Finance Corporation
17 under AS 18.56.300(b), use of the other approved method constitutes a visual
18 examination under this chapter.

19 * **Sec. 34.** AS 18.56.300(b) is amended to read:

20 (b) As a condition of a commitment to purchase or approve a loan under this
21 section for residential housing the construction of which begins after June 30, 1992,
22 the corporation shall require inspection of the unit of residential housing that is the
23 subject of the loan. The inspection must be performed by a municipal building
24 inspector, by a person who is approved or certified to perform residential inspections
25 by the International **Code Council** [CONFERENCE OF BUILDING OFFICIALS] or
26 the International Association of Electrical Inspectors, **by an individual who is**
27 **registered under AS 08.18 to perform home inspections for new construction**
28 [OR, WHEN THE UNIT OF RESIDENTIAL HOUSING IS LOCATED IN A
29 RURAL AREA], by an architect registered under AS 08.48, by an engineer registered
30 under AS 08.48, or by another person approved by the corporation. When the unit of
31 residential housing is located in a rural area, the person who makes the inspection may

1 use methods other than a personal physical inspection to make the inspection if the
2 method is approved by the corporation, and variations from the applicable code may
3 be accepted at the corporation's discretion, if the person authorized to inspect the unit
4 under this subsection satisfies the corporation that the variation does not adversely
5 affect the structural integrity of the unit or the health and safety of the residents. The
6 person who makes the inspection shall determine whether the construction conforms
7 to relevant provisions of the construction codes of the municipality or of the state
8 building code, as applicable, at each of the following stages of construction:

- 9 (1) plan approval;
- 10 (2) completion of footings and foundations;
- 11 (3) completion of electrical installation, plumbing, and framing;
- 12 (4) completion of installation of insulation;
- 13 (5) final approval.

14 * **Sec. 35.** AS 18.56.300(b) is amended to read:

15 (b) As a condition of a commitment to purchase or approve a loan under this
16 section for residential housing the construction of which begins after June 30, 1992,
17 the corporation shall require inspection of the unit of residential housing that is the
18 subject of the loan. The inspection must be performed by a municipal building
19 inspector, [BY A PERSON WHO IS APPROVED OR CERTIFIED TO PERFORM
20 RESIDENTIAL INSPECTIONS BY THE INTERNATIONAL CODE COUNCIL OR
21 THE INTERNATIONAL ASSOCIATION OF ELECTRICAL INSPECTORS,] by an
22 individual who is registered under AS 08.18 to perform home inspections for new
23 construction, by an architect registered under AS 08.48, by an engineer registered
24 under AS 08.48, or by another person approved by the corporation. When the unit of
25 residential housing is located in a rural area, the person who makes the inspection may
26 use methods other than a personal physical inspection to make the inspection if the
27 method is approved by the corporation, and variations from the applicable code may
28 be accepted at the corporation's discretion, if the person authorized to inspect the unit
29 under this subsection satisfies the corporation that the variation does not adversely
30 affect the structural integrity of the unit or the health and safety of the residents. The
31 person who makes the inspection shall determine whether the construction conforms

1 to relevant provisions of the construction codes of the municipality or of the state
2 building code, as applicable, at each of the following stages of construction:

- 3 (1) plan approval;
- 4 (2) completion of footings and foundations;
- 5 (3) completion of electrical installation, plumbing, and framing;
- 6 (4) completion of installation of insulation;
- 7 (5) final approval.

8 * **Sec. 36.** AS 36.30.050(b) is amended to read:

9 (b) A person who desires to be on a list shall submit to the commissioner
10 evidence of a valid Alaska business license. A biennial fee may be established by
11 regulation in an amount reasonably calculated to pay the costs of administering this
12 section. A construction contractor shall also submit a valid certificate of registration
13 as a contractor issued under AS 08.18. The commissioner, by regulation, may
14 require submission of additional information.

15 * **Sec. 37.** AS 36.30.115(a) is amended to read:

16 (a) Within five working days after the identification of the apparent low bidder
17 for a construction contract, the apparent low bidder shall submit a list of the
18 subcontractors the bidder proposes to use in the performance of the construction
19 contract. The list must include the name and location of the place of business for each
20 subcontractor, evidence of each subcontractor's valid Alaska business license, and
21 evidence of each subcontractor's registration as a contractor under AS 08.18. If a
22 subcontractor on the list did not have a valid Alaska business license and a valid
23 certificate of registration as a contractor under AS 08.18 at the time the bid was
24 opened, the bidder may not use the subcontractor in the performance of the contract,
25 and shall replace the subcontractor with a subcontractor who had a valid Alaska
26 business license and a valid certificate of registration as a contractor under AS 08.18
27 at the time the bid was opened.

28 * **Sec. 38.** AS 36.30.210(b) is amended to read:

29 (b) An offeror for a construction contract shall submit evidence of the offeror's
30 registration as a contractor under AS 08.18. A request for sealed proposals for a
31 construction contract, except a design-build construction contract, must require the

offeror, no later than five working days after the proposal that is the most advantageous to the state is identified, to list subcontractors the offeror proposes to use in the performance of the construction contract. The list must include the information required under AS 36.30.115(a). The provisions of AS 36.30.115(b) - (g) that apply to a construction contractor or an apparent low bidder apply to offerors submitting competitive sealed proposals for construction contracts, except design-build construction contracts.

* **Sec. 39.** AS 36.90.290(1) is amended to read:

(1) "prime contractor" means a person required to be registered **as a contractor** under AS 08.18 who has a contract with the state or a political subdivision of the state to provide materials or services, other than as an employee, for a public construction or public works project;

* **Sec. 40.** AS 45.50.471(b) is amended by adding a new paragraph to read:

(45) violating AS 08.18.023(b) or 08.18.152.

* **Sec. 41.** AS 18.56.300(c) is repealed.

* **Sec. 42.** The uncoded law of the State of Alaska is amended by adding a new section to read:

APPLICABILITY. The change made by sec. 41 of this Act applies to causes of action that accrue on or after July 1, 2005.

* **Sec. 43.** The uncoded law of the State of Alaska is amended by adding a new section to read:

REGULATIONS. The Department of Community and Economic Development may proceed to adopt regulations to implement this Act. A regulation adopted under this section takes effect under AS 44.62 (Administrative Procedure Act) but not before the effective date of the law implemented by the regulation.

* **Sec. 44.** The uncoded law of the State of Alaska is amended by adding a new section to read:

TRANSITIONAL LICENSING PROVISIONS. (a) Notwithstanding AS 08.18.022, added by sec. 7 of this Act, the Department of Community and Economic Development shall issue a certificate of joint registration that is valid until January 1, 2006, to an individual who submits to the department satisfactory evidence of being in the business of home inspection in

1 the state at the time of application for registration under this subsection and of having

2 (1) been in the business of home inspection in the state on October 1, 2002;

3 and

4 (2) passed the building inspector examination or property maintenance and
5 housing inspector examination given by the International Code Council.

6 (b) Notwithstanding AS 08.18.022, added by sec. 7 of this Act, the Department of
7 Community and Economic Development shall issue a certificate of registration to practice
8 home inspection of previously occupied residences that is valid until January 1, 2006, to an
9 individual who submits to the department satisfactory evidence of being in the business of
10 home inspection in the state at the time of application for registration under this subsection
11 and of having passed

12 (1) the national home inspector examination given by the American Society of
13 Home Inspectors, American Home Inspectors Training Institute, or National Association of
14 Home Inspectors; or

15 (2) the examination of the Examination Board of Professional Home
16 Inspectors.

17 (c) Notwithstanding AS 08.18.022, added by sec. 7 of this Act, the Department of
18 Community and Economic Development shall issue a certificate of registration to practice
19 home inspection of new construction that is valid until January 1, 2006, to an individual who
20 submits to the department satisfactory evidence of being in the business of home inspection in
21 the state at the time of application for registration under this subsection and of having passed
22 the combination inspector examination or the combination dwelling inspector examination
23 given by the International Code Council.

24 (d) Notwithstanding AS 08.18.022, added by sec. 7 of this Act, the Department of
25 Community and Economic Development shall issue a certificate of registration as an associate
26 home inspector that is valid until January 1, 2006, to an individual who submits to the
27 department satisfactory evidence of being employed by an individual who is in the business of
28 home inspection and is registered under this section or under AS 08.18.

29 (e) A certificate of registration issued under this section may not be renewed or
30 extended.

31 (f) Except as provided in (e) of this section, a certificate of registration as a home

1 inspector or associate home inspector issued under this section is considered to be a certificate
2 of registration as a home inspector or associate home inspector issued under AS 08.18.022,
3 added by sec. 7 of this Act.

4 (g) In this section, "joint registration" has the meaning given in AS 08.18.171, as
5 amended by sec. 33 of this Act.

6 * **Sec. 45.** AS 08.18.011(c) - (f), added by sec. 5 of this Act; AS 08.18.023, added by sec. 7
7 of this Act; AS 08.18.085, added by sec. 17 of this Act; AS 08.18.151, as amended by sec. 30
8 of this Act; and the amendment of AS 18.56.300(b), made by sec. 34 of this Act, take effect
9 July 1, 2004.

10 * **Sec. 46.** Section 35 of this Act takes effect January 1, 2006.

11 * **Sec. 47.** Sections 41 and 42 of this Act take effect July 1, 2005.

12 * **Sec. 48.** Except as provided in secs. 45 - 47 of this Act, this Act takes effect immediately
13 under AS 01.10.070(c).