

**CS FOR HOUSE BILL NO. 27(L&C)**

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTY-SECOND LEGISLATURE - FIRST SESSION

BY THE HOUSE LABOR AND COMMERCE COMMITTEE

Offered: 2/14/01

Referred: Judiciary, Finance

Sponsor(s): REPRESENTATIVE ROKEBERG

**A BILL**

**FOR AN ACT ENTITLED**

1 **"An Act relating to the licensure and registration of individuals who perform home**  
2 **inspections; relating to home inspection requirements for residential loans purchased or**  
3 **approved by the Alaska Housing Finance Corporation; relating to civil actions by and**  
4 **against home inspectors; and providing for an effective date."**

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

6 \* **Section 1.** AS 08 is amended by adding a new chapter to read:

7 **Chapter 57. Home Inspectors.**

8 **Article 1. Board of Home Inspectors.**

9 **Sec. 08.57.010. Creation and membership of board; expenses.** (a) There is  
10 created the Board of Home Inspectors consisting of five voting members and one  
11 nonvoting member. Three voting members shall be licensed under this chapter and  
12 shall have been engaged in the practice of home inspection in the state for three years  
13 immediately preceding appointment, one voting member shall be a licensed real estate  
14 broker, associate broker, or certified real estate appraiser, and one voting member shall

1 be a public member. The executive director employed by the Alaska Housing Finance  
2 Corporation under AS 18.56.052, or a designee of the executive director, shall serve  
3 ex officio as a nonvoting member of the board.

4 (b) The transportation expenses and per diem to which the nonvoting member  
5 is entitled under AS 08.01.040 are the responsibility of the Alaska Housing Finance  
6 Corporation and are not a regulatory cost of the board or the department under  
7 AS 08.01.065(c).

8 **Sec. 08.57.020. General duties; powers.** (a) The board shall

- 9 (1) administer and enforce this chapter;  
10 (2) regulate the practice of home inspection;  
11 (3) establish education and experience requirements that must be met  
12 for licensure under this chapter; the requirements established by the board must  
13 include education or experience in Arctic construction or building;  
14 (4) establish standards for continuing education of licensed home  
15 inspectors;  
16 (5) adopt a code of ethics for licensed home inspectors; and  
17 (6) in addition to the meeting required under AS 08.01.070(2), meet  
18 when requested by a majority of the voting members of the board.

19 (b) The board may adopt regulations to implement this chapter.

20 **Sec. 08.57.030. Meetings; quorum.** The board may meet by teleconference.  
21 Three voting members constitute a quorum of the board.

22 **Article 2. Licensure.**

23 **Sec. 08.57.050. Licensure required.** (a) Unless exempt under AS 08.57.920  
24 or serving lawfully as an associate home inspector under (b) of this section, an  
25 individual may not perform a home inspection

26 (1) for new construction unless that individual is licensed as a home  
27 inspector for new construction under this chapter;

28 (2) for previously occupied construction unless that individual is  
29 licensed as a home inspector for previously occupied construction under this chapter.

30 (b) Notwithstanding (a) of this section, an individual who is not licensed under  
31 this chapter may perform a home inspection as an associate home inspector if the

1 individual

2 (1) is employed by a licensed home inspector who supervises the  
3 associate's work and the inspection is of the type that the supervising individual is  
4 authorized to perform; and

5 (2) is registered with the board as an associate home inspector.

6 (c) A licensed home inspector who employs an associate home inspector  
7 under (b) of this section is liable for the work done by the associate home inspector.

8 (d) An individual who holds a joint license is considered to be licensed as both  
9 a home inspector for new construction and a home inspector for previously occupied  
10 construction.

11 **Sec. 08.57.060. Qualifications.** (a) The board shall authorize the department  
12 to issue a home inspector license for new construction, previously occupied  
13 construction, or both, as appropriate, to an individual who

14 (1) passes the appropriate home inspection examination; the  
15 examination must include a written portion; the examination may, as determined by  
16 the board,

17 (A) use testing methodologies in addition to the written  
18 portion;

19 (B) test for competency in relation to Alaska construction  
20 techniques and other matters;

21 (C) be based on a recognized national examination or other  
22 methodology;

23 (2) meets the educational and experience requirements adopted by the  
24 board in regulations for the type of license applied for;

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

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

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

1 (6) is not the subject of an unresolved complaint or disciplinary action  
2 before a regulatory authority in this state or in another jurisdiction; and

3 (7) pays the appropriate fees.

4 (b) A person may register with the board as an associate home inspector upon  
5 application, payment of the required fee, and determination by the board that the  
6 person

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

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

12 (3) is not the subject of an unresolved complaint or disciplinary action  
13 before a regulatory authority in this state or in another jurisdiction.

14 **Sec. 08.57.070. License renewal; continued competency.** (a) A license  
15 issued under this chapter may not be renewed unless the applicant submits proof of  
16 continued competency relating to home inspecting that satisfies the board.

17 (b) A lapsed license may be reinstated within two years after the lapse upon  
18 proof of continued competency, payment of a renewal fee for the period for which the  
19 reinstated license will be valid, and payment of any penalty fee established under  
20 AS 08.01.100(b). If the license has been lapsed for more than two years, the license  
21 may not be reinstated until the individual also passes the appropriate home inspection  
22 examination described in AS 08.57.060. A license may not be reinstated if the license  
23 has been lapsed for more than five years.

24 (c) The license of an applicant whose license has been suspended or against  
25 whom a fine has been imposed under this chapter may not be renewed until the period  
26 of suspension has expired and any fine has been paid. A license that has been  
27 suspended expires at the end of the period for which the license was issued, regardless  
28 of whether the period of suspension has expired.

29 **Sec. 08.57.080. Fees.** (a) The department shall set fees under AS 08.01.065  
30 for

31 (1) licensure and renewal of licensure for a home inspector qualified to

1 inspect new construction;

2 (2) licensure and renewal of licensure for a home inspector qualified to  
3 inspect previously occupied construction;

4 (3) joint licenses and renewal of joint licenses;

5 (4) registration and renewal of registration as an associate home  
6 inspector;

7 (5) examinations; and

8 (6) board and departmental publications and seminars related to this  
9 chapter.

10 (b) An individual who fails a home inspector examination shall pay the  
11 examination fee set by the department if the individual applies to retake an  
12 examination.

### 13 **Article 3. Insurance Requirement.**

14 **Sec. 08.57.200. Type of insurance.** Each applicant for licensure, at the time  
15 of applying for licensure or for renewal of licensure, shall file with the board  
16 satisfactory evidence that there is in effect for the applicant public liability and  
17 property damage insurance covering the applicant's home inspecting operations in this  
18 state in the sum of not less than \$20,000 for damage to property, \$50,000 for injury,  
19 including death, to any one person, and \$100,000 for injury, including death, to more  
20 than one person.

21 **Sec. 08.57.210. Suspension of license.** If insurance required in AS 08.57.200  
22 ceases to be in effect, the license of the home inspector shall immediately be  
23 suspended until the insurance has been reinstated.

### 24 **Article 4. Activities of Home Inspectors.**

25 **Sec. 08.57.300. Identification requirements.** (a) Except as provided  
26 otherwise by law, an individual who is licensed or registered under this chapter by one  
27 name may not act in the capacity of a home inspector or associate home inspector  
28 under any other name.

29 (b) All advertising and business cards prepared by a licensed home inspector  
30 or associate home inspector for the home inspection business must show the  
31 inspector's name, mailing address, and license or registration number.

1 (c) Individual licensed home inspectors and partners, associates, agents,  
 2 salespeople, solicitors, officers, and employees of licensed home inspectors shall use  
 3 their true names and addresses and the true name of the home inspecting firm at all  
 4 times while acting in the capacity of a licensed home inspector or performing related  
 5 activities.

6 (d) Regardless of whether they are exempt from licensure and registration  
 7 under AS 08.57.920, persons who perform home inspections may not hold themselves  
 8 out to be licensed home inspectors or use words or titles that may reasonably be  
 9 confused with the title of "licensed home inspector" unless they are licensed under this  
 10 chapter.

11 **Sec. 08.57.310. Pre-inspection document required.** Before performing a  
 12 home inspection, a licensee or an associate home inspector shall provide to the person  
 13 on whose behalf a home is inspected a written document specifying

14 (1) the scope of intended inspection; the scope of the intended  
 15 inspection may include systems and components that are not listed in  
 16 AS 08.57.990(3); and

17 (2) that the inspector will notify in writing the person on whose behalf  
 18 the inspection is being made of defects noted during the inspection along with a  
 19 recommendation, if any, that experts be retained to conduct further evaluation through  
 20 examination and analysis by a qualified professional, tradesperson, or service  
 21 technician beyond that provided by the home inspection to determine the extent of  
 22 defects and corrective action necessary to address the defects.

23 **Sec. 08.57.320. Conflict of interest must be disclosed.** (a) A licensed home  
 24 inspector who has a conflict of interest relating to a home inspection shall disclose that  
 25 conflict of interest at the time of initial substantive contact with the person requesting  
 26 the home inspection and confirm the conflict of interest in writing to the person  
 27 requesting the home inspection as soon as possible after the initial substantive contact.

28 (b) The failure of a licensee to disclose a conflict of interest as required under  
 29 this section does not give rise to a cause of action by a private person. However,

30 (1) the board may, under AS 08.57.400, impose a disciplinary sanction  
 31 for violation of this section; and

1 (2) nothing in this subsection may be construed to deprive a private  
 2 person of a cause of action if a violation of this section constitutes fraud, deceit, or  
 3 misrepresentation and the person suffered a loss as a result of the violation.

4 (c) In this section, "conflict of interest" is when

5 (1) a relative of the licensee or a person with whom the licensee has a  
 6 financial relationship has a present financial interest in the property being inspected or  
 7 considered for inspection; or

8 (2) the licensee receives compensation from someone other than a  
 9 party to the home inspection contract or another party having a financial interest in the  
 10 outcome of the home inspection.

11 **Sec. 08.57.330. Inspection report required.** After performance of a home  
 12 inspection, a licensed home inspector shall give a written home inspection report to  
 13 the person requesting the inspection. The written report must include a review of the  
 14 condition of each system and component identified as being within the scope of the  
 15 intended inspection under AS 08.57.310(1). In addition to the written inspection  
 16 report required under this section, an oral inspection report may be given by the home  
 17 inspector during or after the inspection.

18 **Article 5. Disciplinary Actions; Other Enforcement Mechanisms.**

19 **Sec. 08.57.400. Grounds for disciplinary sanctions or other license**  
 20 **decisions.** The board may take disciplinary action authorized under AS 08.01.075 or  
 21 refuse to grant or renew a license or registration under this chapter on a finding that

22 (1) the application is fraudulent or misleading;

23 (2) the individual has knowingly violated this chapter or a lawful order  
 24 or regulation of the department or the board;

25 (3) the individual is incompetent;

26 (4) the individual has engaged in fraudulent practices relating to home  
 27 inspection; or

28 (5) the individual has been under sentence in the preceding seven years  
 29 for an offense described in AS 08.57.060(a)(4) or (b)(1).

30 **Sec. 08.57.410. Administrative Procedure Act applicable.** The adoption of  
 31 regulations and proceedings under this chapter are governed by AS 44.62

1 (Administrative Procedure Act).

2 **Sec. 08.57.420. Injunction.** In addition to the powers granted under  
3 AS 08.01.087(b), the board or the department may institute an action in the superior  
4 court requesting the court to enjoin an individual from performing a home inspection  
5 in violation of this chapter. In addition to other relief, the court may impose a civil  
6 penalty of not more than \$500 for each violation. Each day that an unlawful act  
7 continues constitutes a separate violation.

8 **Sec. 08.57.430. Violations.** (a) An individual who knowingly violates  
9 AS 08.57.050 is guilty of a class B misdemeanor. A person who violates another  
10 provision of this chapter is guilty of a violation punishable under AS 12.

11 (b) Criminal prosecution for a violation of this chapter does not preclude the  
12 board or the department from seeking available civil remedies.

13 **Article 6. Miscellaneous Provisions.**

14 **Sec. 08.57.800. Legal actions by home inspector.** An individual may not  
15 bring an action in a court of this state for the collection of compensation for the  
16 performance of a home inspection or for breach of a contract for which a license or  
17 registration is required under this chapter without proving that the individual was a  
18 licensed home inspector or registered associate home inspector at the time of  
19 contracting for the performance of the work.

20 **Sec. 08.57.810. Legal actions against home inspector.** A person may not  
21 bring an action against an individual licensed or registered under this chapter based on  
22 a written home inspection report prepared by the inspector if the report is more than  
23 180 days old or was unlawfully disclosed to the person bringing the action.

24 **Article 7. General Provisions.**

25 **Sec. 08.57.900. Prohibited acts.** (a) An individual licensed or registered  
26 under this chapter may not

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

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

1 property;

2 (3) offer or deliver compensation, an inducement, or a reward to the  
3 owner of the inspected property, the broker, or the agent, for the referral of business to  
4 the home inspector or the home inspector's company;

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

9 (A) more than 180 days after the date of the report;

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

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

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

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

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

23 (b) Contractual provisions that purport to limit the liability of a home  
24 inspector to the cost of the home inspection report are contrary to public policy and  
25 void.

26 **Sec. 08.57.910. Limitation on activities.** A license or registration issued  
27 under this chapter does not authorize the holder to perform an activity for which a  
28 license is required under provisions of this title that are outside of this chapter.

29 **Sec. 08.57.920. Exemptions.** Notwithstanding other provisions of this  
30 chapter, an individual who inspects a home is not required to be licensed or registered  
31 under this chapter if the individual is

1 (1) employed by the federal or state government, a political  
2 subdivision of the state, or a municipality or unincorporated community and the  
3 employee is performing only duties that are within the employee's official duties;

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

6 (3) registered as an engineer or architect under AS 08.48, prepares a  
7 written report after the inspection, and either

8 (A) affixes the individual's seal to the home inspection report;

9 or

10 (B) signs the report and puts the individual's registration  
11 number on the report;

12 (4) engaged as an engineer in training or architect in training who  
13 works for and is supervised by a person described in (3) of this section and the person  
14 described in (3) of this section affixes the person's seal to the home inspection report  
15 or signs and puts the person's registration number on the report;

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

19 (6) registered as a general contractor with a residential contractor  
20 endorsement under AS 08.18 and is performing only activities within the scope of that  
21 registration;

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

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

26 **Sec. 08.57.990. Definitions.** In this chapter,

27 (1) "board" means the Board of Home Inspectors;

28 (2) "department" means the Department of Community and Economic  
29 Development;

30 (3) "home inspection" means a visual examination, performed in  
31 accordance with standards of practice adopted by the board, of the readily accessible

1 parts of one or more of the following systems and components of a residence or  
2 intended residence:

3 (A) heating and air-conditioning systems;

4 (B) plumbing and electrical systems;

5 (C) built-in appliances;

6 (D) roof, attic, and visible insulation;

7 (E) walls, ceilings, floors, windows, and doors;

8 (F) foundation and basement;

9 (G) visible interior and exterior structures;

10 (H) drainage to and from the residence;

11 (I) other systems or components as specified by the board in  
12 regulations;

13 (4) "home inspector" means a person who performs or offers to  
14 perform a home inspection;

15 (5) "joint license" means a license that authorizes an individual to  
16 inspect both new construction and previously occupied residences;

17 (6) "knowingly" has the meaning given in AS 11.81.900;

18 (7) "real estate transaction" means the transfer or attempted transfer of  
19 an interest in a unit of real property or an act conducted as a result of or in pursuit of a  
20 contract to transfer an interest in a unit of real property;

21 (8) "residence" means

22 (A) a single-family home;

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

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

25 (9) "visual examination" means an examination performed in person at  
26 the physical location of the residence unless a method other than personal physical  
27 inspection has been approved by the Alaska Housing Finance Corporation under  
28 AS 18.56.300(b).

29 \* **Sec. 2.** AS 08.01.010 is amended by adding a new paragraph to read:

30 (37) Board of Home Inspectors (AS 08.57.010).

31 \* **Sec. 3.** AS 08.03.010(c) is amended by adding a new paragraph to read:

1 (22) Board of Home Inspectors (AS 08.57.010) -- June 30, 2005.

2 \* **Sec. 4.** AS 18.56.300(b) is amended to read:

3 (b) As a condition of a commitment to purchase or approve a loan under this  
 4 section for residential housing the construction of which begins after June 30, 1992,  
 5 the corporation shall require inspection of the unit of residential housing that is the  
 6 subject of the loan. The inspection must be performed by a municipal building  
 7 inspector, by a person who is approved or certified to perform residential inspections  
 8 by the International Conference of Building Officials or the International Association  
 9 of Electrical Inspectors, **by an individual who is licensed or registered under**  
 10 **AS 08.57.050 to perform home inspections for new construction** [OR, WHEN THE  
 11 UNIT OF RESIDENTIAL HOUSING IS LOCATED IN A RURAL AREA], by an  
 12 architect licensed under AS 08.48, by an engineer licensed under AS 08.48, or by  
 13 another person approved by the corporation. When the unit of residential housing is  
 14 located in a rural area, the person who makes the inspection may use methods other  
 15 than a personal physical inspection to make the inspection if the method is approved  
 16 by the corporation, and variations from the applicable code may be accepted at the  
 17 corporation's discretion, if the person authorized to inspect the unit under this  
 18 subsection satisfies the corporation that the variation does not adversely affect the  
 19 structural integrity of the unit or the health and safety of the residents. The person  
 20 who makes the inspection shall determine whether the construction conforms to  
 21 relevant provisions of the construction codes of the municipality or of the state  
 22 building code, as applicable, at each of the following stages of construction:

- 23 (1) plan approval;  
 24 (2) completion of footings and foundations;  
 25 (3) completion of electrical installation, plumbing, and framing;  
 26 (4) completion of installation of insulation;  
 27 (5) final approval.

28 \* **Sec. 5.** AS 18.56.300(b) is amended to read:

29 (b) As a condition of a commitment to purchase or approve a loan under this  
 30 section for residential housing the construction of which begins after June 30, 1992,  
 31 the corporation shall require inspection of the unit of residential housing that is the

1 subject of the loan. The inspection must be performed by a municipal building  
 2 inspector, [BY A PERSON WHO IS APPROVED OR CERTIFIED TO PERFORM  
 3 RESIDENTIAL INSPECTIONS BY THE INTERNATIONAL CONFERENCE OF  
 4 BUILDING OFFICIALS OR THE INTERNATIONAL ASSOCIATION OF  
 5 ELECTRICAL INSPECTORS,] by an individual who is licensed or registered under  
 6 AS 08.57.050 to perform home inspections, by an architect licensed under AS 08.48,  
 7 by an engineer licensed under AS 08.48, or by another person approved by the  
 8 corporation. When the unit of residential housing is located in a rural area, the person  
 9 who makes the inspection may use methods other than a personal physical inspection  
 10 to make the inspection if the method is approved by the corporation, and variations  
 11 from the applicable code may be accepted at the corporation's discretion, if the person  
 12 authorized to inspect the unit under this subsection satisfies the corporation that the  
 13 variation does not adversely affect the structural integrity of the unit or the health and  
 14 safety of the residents. The person who makes the inspection shall determine whether  
 15 the construction conforms to relevant provisions of the construction codes of the  
 16 municipality or of the state building code, as applicable, at each of the following  
 17 stages of construction:

- 18 (1) plan approval;
- 19 (2) completion of footings and foundations;
- 20 (3) completion of electrical installation, plumbing, and framing;
- 21 (4) completion of installation of insulation;
- 22 (5) final approval.

23 \* **Sec. 6.** AS 44.62.330(a) is amended by adding a new paragraph to read:

- 24 (60) Board of Home Inspectors.

25 \* **Sec. 7.** AS 45.50.471(b) is amended by adding a new paragraph to read:

- 26 (43) violating AS 08.57.320, 08.57.330, or 08.57.900.

27 \* **Sec. 8.** AS 18.56.300(c) is repealed.

28 \* **Sec. 9.** The uncodified law of the State of Alaska is amended by adding a new section to  
 29 read:

30 **APPLICABILITY.** The change made by sec. 8 of this Act applies to causes of action  
 31 that accrue on or after July 1, 2003.

1     \* **Sec. 10.** The uncodified law of the State of Alaska is amended by adding a new section to  
2 read:

3           REGULATIONS. The Board of Home Inspectors may proceed to adopt regulations to  
4 implement this Act. A regulation adopted under this section takes effect under AS 44.62  
5 (Administrative Procedure Act) but not before the effective date of the law implemented by  
6 the regulation.

7     \* **Sec. 11.** The uncodified law of the State of Alaska is amended by adding a new section to  
8 read:

9           TRANSITIONAL BOARD PROVISIONS. Notwithstanding AS 08.57.010, added by  
10 sec. 1 of this Act, the three home inspectors appointed to the initial Board of Home Inspectors  
11 are not required to be licensed as home inspectors before appointment but must be licensed as  
12 home inspectors in order to be appointed or reappointed after expiration of their first term in  
13 office.

14     \* **Sec. 12.** The uncodified law of the State of Alaska is amended by adding a new section to  
15 read:

16           TRANSITIONAL LICENSING PROVISIONS. (a) Notwithstanding AS 08.57,  
17 added by sec. 1 of this Act, the Board of Home Inspectors shall issue a joint license that is  
18 valid until January 1, 2004, to an individual who submits to the board satisfactory evidence of  
19 being in the business of home inspection in the state at the time of application for a license  
20 under this subsection and of having

21                   (1) been in the business of home inspection in the state on October 1, 2000;

22 and

23                   (2) passed the building inspector examination or property maintenance and  
24 housing inspector examination given by the International Conference of Building Officials.

25           (b) Notwithstanding AS 08.57, added by sec. 1 of this Act, the Board of Home  
26 Inspectors shall issue a license to practice home inspection of previously occupied residences  
27 that is valid until January 1, 2004, to an individual who submits to the board satisfactory  
28 evidence of being in the business of home inspection in the state at the time of application for  
29 a license under this subsection and of having passed

30                   (1) the national home inspector examination given by the American Society of  
31 Home Inspectors; or

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

3           (c) Notwithstanding AS 08.57, added by sec. 1 of this Act, the Board of Home  
4 Inspectors shall issue a license to practice home inspection of new construction that is valid  
5 until January 1, 2004, to an individual who submits to the board satisfactory evidence of being  
6 in the business of home inspection in the state at the time of application for a license under  
7 this subsection and of having passed the combination inspector examination or the  
8 combination dwelling inspector examination given by the International Conference of  
9 Building Officials.

10           (d) Notwithstanding AS 08.57, added by sec. 1 of this Act, the Board of Home  
11 Inspectors shall grant registration as an associate home inspector that is valid until January 1,  
12 2004, to an individual who submits to the board satisfactory evidence of being employed by  
13 an individual who is in the business of home inspection and is licensed under this section or  
14 under AS 08.57.

15           (e) A license or registration issued under this section may not be renewed or  
16 extended.

17           (f) Except as provided in (e) of this section, a license or registration issued under this  
18 section is considered to be a license or registration issued under AS 08.57, added by sec. 1 of  
19 this Act.

20           (g) In this section, "joint license" has the meaning given in AS 08.57.990, added by  
21 sec. 1 of this Act.

22       \* **Sec. 13.** AS 08.57.050, 08.57.300 - 08.57.330, 08.57.430(a), 08.57.800 - 08.57.810,  
23 enacted by sec. 1 of this Act, and the amendment of AS 18.56.300(b), made by sec. 4 of this  
24 Act, take effect July 1, 2002.

25       \* **Sec. 14.** Section 5 of this Act takes effect January 1, 2004.

26       \* **Sec. 15.** Sections 8 and 9 of this Act take effect July 1, 2003.

27       \* **Sec. 16.** Except as provided in secs. 13 - 15 of this Act, this Act takes effect immediately  
28 under AS 01.10.070(c).