

CS FOR HOUSE BILL NO. 27(JUD)

IN THE LEGISLATURE OF THE STATE OF ALASKA

TWENTY-SECOND LEGISLATURE - FIRST SESSION

BY THE HOUSE JUDICIARY COMMITTEE

Offered: 2/28/01

Referred: 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 issue a home inspector
12 license for new construction, previously occupied construction, or both, as
13 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 criminal complaint or
 2 unresolved disciplinary action before a regulatory authority in this state or in another
 3 jurisdiction related to real estate or home inspection matters; and

4 (7) pays the appropriate fees.

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

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

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

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

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

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

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

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

1 for

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

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

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

7 (4) registration and renewal of registration as an associate home
8 inspector;

9 (5) examinations; and

10 (6) board and departmental publications and seminars related to this
11 chapter.

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

15 **Article 3. Activities of Home Inspectors.**

16 **Sec. 08.57.200. Identification requirements.** (a) Except as provided
17 otherwise by law, an individual who is licensed or registered under this chapter by one
18 name may not act in the capacity of a home inspector or associate home inspector
19 under any other name.

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

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

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

1 chapter.

2 **Sec. 08.57.210. Pre-inspection document required.** Before performing a
3 home inspection, a licensee or an associate home inspector shall provide to the person
4 on whose behalf a home is inspected a written document specifying

5 (1) the scope of intended inspection; the scope of the intended
6 inspection may include systems and components that are not listed in
7 AS 08.57.990(3); and

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

14 **Sec. 08.57.220. Conflict of interest must be disclosed.** (a) A licensed home
15 inspector who has a conflict of interest relating to a home inspection shall disclose that
16 conflict of interest at the time of initial substantive contact with the person requesting
17 the home inspection and confirm the conflict of interest in writing to the person
18 requesting the home inspection as soon as possible after the initial substantive contact.

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

21 (1) the board may, under AS 08.57.300, impose a disciplinary sanction
22 for violation of this section; and

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

26 (c) In this section, "conflict of interest" includes

27 (1) a relative of the licensee or a person with whom the licensee has a
28 financial relationship having a present financial interest in the property being
29 inspected or considered for inspection; or

30 (2) the licensee receiving compensation from someone other than a
31 party to the home inspection contract or another party having a financial interest in the

1 outcome of the home inspection.

2 **Sec. 08.57.230. Inspection reports.** (a) After performance of a home
3 inspection, a licensed home inspector shall give a written home inspection report to
4 the person requesting the inspection. The written report must include a review of the
5 condition of each system and component identified as being within the scope of the
6 intended inspection under AS 08.57.210(1).

7 (b) In addition to the written inspection report required under (a) of this
8 section, an oral inspection report may be given by the home inspector during or after
9 the inspection.

10 (c) A home inspection report is valid for 180 days.

11 **Article 4. Disciplinary Actions; Other Enforcement Mechanisms.**

12 **Sec. 08.57.300. Grounds for disciplinary sanctions or other license**
13 **decisions.** The board may take disciplinary action authorized under AS 08.01.075 or
14 refuse to grant or renew a license or registration under this chapter on a finding that

15 (1) the application is fraudulent or misleading;

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

18 (3) the individual is incompetent;

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

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

23 **Sec. 08.57.310. Administrative Procedure Act applicable.** The adoption of
24 regulations and proceedings under this chapter are governed by AS 44.62
25 (Administrative Procedure Act).

26 **Sec. 08.57.320. Injunction.** In addition to the powers granted under
27 AS 08.01.087(b), the board or the department may institute an action in the superior
28 court requesting the court to enjoin an individual from performing a home inspection
29 in violation of this chapter. In addition to other relief, the court may impose a civil
30 penalty of not more than \$500 for each violation. Each day that an unlawful act
31 continues constitutes a separate violation.

1 **Sec. 08.57.330. Violations.** (a) An individual who knowingly violates
 2 AS 08.57.050 is guilty of a class B misdemeanor. A person who violates another
 3 provision of this chapter is guilty of a violation punishable under AS 12.

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

6 **Article 5. Miscellaneous Provisions.**

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

13 **Sec. 08.57.810. Legal actions against home inspector.** (a) Notwithstanding
 14 contrary provisions of AS 09.10, a person may not bring an action against an
 15 individual licensed or registered under this chapter based on a home inspection report
 16 unless the action is commenced within two years after the date of the home inspection
 17 report. This limitation applies to all actions based on a home inspection report,
 18 regardless of whether the action is based on breach of contract, personal injury or
 19 death, property damage, or another source of liability. This limitation may not be
 20 waived by contract.

21 (b) An individual licensed or registered as a home inspector or associate home
 22 inspector under this chapter is not liable to a person for damages that arise from an act
 23 or omission relating to a home inspection performed by the individual if the person is

24 (1) not a party to the transaction for which the home inspection was
 25 conducted; or

26 (2) unlawfully in receipt of the home inspection report related to the
 27 home inspection.

28 **Article 6. General Provisions.**

29 **Sec. 08.57.900. Prohibited acts; liability limitation void.** (a) An individual
 30 licensed or registered under this chapter may not

31 (1) perform or offer to perform, for an additional fee, repairs to a

1 subject property on which the home inspector or the home inspector's company has
2 prepared a home inspection report in the past 12 months;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

12 or

13 (B) signs the report and puts the individual's registration
 14 number on the report;

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

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

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

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

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

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

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

31 (2) "department" means the Department of Community and Economic

1 Development;

2 (3) "home inspection" means a visual examination, performed in
3 accordance with standards of practice adopted by the board, of the readily accessible
4 parts of one or more of the following systems and components of a residence or
5 intended residence:

6 (A) heating and air-conditioning systems;

7 (B) plumbing and electrical systems;

8 (C) built-in appliances;

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

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

11 (F) foundation and basement;

12 (G) visible interior and exterior structures;

13 (H) drainage to and from the residence;

14 (I) other systems or components as specified by the board in
15 regulations;

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

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

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

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

24 (8) "residence" means

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

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

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

28 (9) "visual examination" means an examination performed in person at
29 the physical location of the residence except that, if a method other than personal
30 physical inspection has been approved by the Alaska Housing Finance Corporation
31 under AS 18.56.300(b), use of the other approved method constitutes a visual

1 examination under this chapter.

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

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

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

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

6 * **Sec. 4.** AS 08.57.010(a) is amended to read:

7 (a) There is created the Board of Home Inspectors consisting of five voting
8 members and one nonvoting member. Three voting members shall be licensed under
9 this chapter and shall have been engaged in the practice of home inspection in the state
10 for three years immediately preceding appointment, one voting member shall be a
11 licensed real estate broker, associate broker, or certified real estate appraiser, and one
12 voting member shall be a public member. [THE EXECUTIVE DIRECTOR
13 EMPLOYED BY THE ALASKA HOUSING FINANCE CORPORATION UNDER
14 AS 18.56.052, OR A DESIGNEE OF THE EXECUTIVE DIRECTOR, SHALL
15 SERVE EX OFFICIO AS A NONVOTING MEMBER OF THE BOARD.]

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

17 (b) As a condition of a commitment to purchase or approve a loan under this
18 section for residential housing the construction of which begins after June 30, 1992,
19 the corporation shall require inspection of the unit of residential housing that is the
20 subject of the loan. The inspection must be performed by a municipal building
21 inspector, by a person who is approved or certified to perform residential inspections
22 by the International Conference of Building Officials or the International Association
23 of Electrical Inspectors, **by an individual who is licensed or registered under**
24 **AS 08.57.050 to perform home inspections for new construction** [OR, WHEN THE
25 UNIT OF RESIDENTIAL HOUSING IS LOCATED IN A RURAL AREA], by an
26 architect licensed under AS 08.48, by an engineer licensed under AS 08.48, or by
27 another person approved by the corporation. When the unit of residential housing is
28 located in a rural area, the person who makes the inspection may use methods other
29 than a personal physical inspection to make the inspection if the method is approved
30 by the corporation, and variations from the applicable code may be accepted at the
31 corporation's discretion, if the person authorized to inspect the unit under this

1 subsection satisfies the corporation that the variation does not adversely affect the
 2 structural integrity of the unit or the health and safety of the residents. The person
 3 who makes the inspection shall determine whether the construction conforms to
 4 relevant provisions of the construction codes of the municipality or of the state
 5 building code, as applicable, at each of the following stages of construction:

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

11 * **Sec. 6.** AS 18.56.300(b) is amended to read:

12 (b) As a condition of a commitment to purchase or approve a loan under this
 13 section for residential housing the construction of which begins after June 30, 1992,
 14 the corporation shall require inspection of the unit of residential housing that is the
 15 subject of the loan. The inspection must be performed by a municipal building
 16 inspector, [BY A PERSON WHO IS APPROVED OR CERTIFIED TO PERFORM
 17 RESIDENTIAL INSPECTIONS BY THE INTERNATIONAL CONFERENCE OF
 18 BUILDING OFFICIALS OR THE INTERNATIONAL ASSOCIATION OF
 19 ELECTRICAL INSPECTORS,] by an individual who is licensed or registered under
 20 AS 08.57.050 to perform home inspections, by an architect licensed under AS 08.48,
 21 by an engineer licensed under AS 08.48, or by another person approved by the
 22 corporation. When the unit of residential housing is located in a rural area, the person
 23 who makes the inspection may use methods other than a personal physical inspection
 24 to make the inspection if the method is approved by the corporation, and variations
 25 from the applicable code may be accepted at the corporation's discretion, if the person
 26 authorized to inspect the unit under this subsection satisfies the corporation that the
 27 variation does not adversely affect the structural integrity of the unit or the health and
 28 safety of the residents. The person who makes the inspection shall determine whether
 29 the construction conforms to relevant provisions of the construction codes of the
 30 municipality or of the state building code, as applicable, at each of the following
 31 stages of construction:

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

6 * **Sec. 7.** AS 44.62.330(a) is amended by adding a new paragraph to read:

- 7 (60) Board of Home Inspectors.

8 * **Sec. 8.** AS 45.50.471(b) is amended by adding a new paragraph to read:

- 9 (43) violating AS 08.57.220, 08.57.230, or 08.57.900.

10 * **Sec. 9.** AS 18.56.300(c) is repealed.

11 * **Sec. 10.** AS 18.57.010(b) is repealed.

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

14 **APPLICABILITY.** The change made by sec. 9 of this Act applies to causes of action
15 that accrue on or after July 1, 2003.

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

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

22 * **Sec. 13.** The uncodified law of the State of Alaska is amended by adding a new section to
23 read:

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

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

31 **TRANSITIONAL LICENSING PROVISIONS.** (a) Notwithstanding AS 08.57,

1 added by sec. 1 of this Act, the Board of Home Inspectors shall issue a joint license that is
 2 valid until January 1, 2004, to an individual who submits to the board satisfactory evidence of
 3 being in the business of home inspection in the state at the time of application for a license
 4 under this subsection and of having

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

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

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

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

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

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

25 (d) Notwithstanding AS 08.57, added by sec. 1 of this Act, the Board of Home
 26 Inspectors shall grant registration as an associate home inspector that is valid until January 1,
 27 2004, to an individual who submits to the board satisfactory evidence of being employed by
 28 an individual who is in the business of home inspection and is licensed under this section or
 29 under AS 08.57.

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

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

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

6 * **Sec. 15.** Sections 4 and 10 of this Act take effect July 1, 2005.

7 * **Sec. 16.** AS 08.57.050, 08.57.200 - 08.57.230, 08.57.330, 08.57.800 - 08.57.810, enacted
8 by sec. 1 of this Act, and the amendment of AS 18.56.300(b), made by sec. 5 of this Act, take
9 effect July 1, 2002.

10 * **Sec. 17.** Section 6 of this Act takes effect January 1, 2004.

11 * **Sec. 18.** Sections 9 and 11 of this Act take effect July 1, 2003.

12 * **Sec. 19.** Except as provided in secs. 15 - 18 of this Act, this Act takes effect immediately
13 under AS 01.10.070(c).