



## Home Inspector Licensing

### Background

Washington laws require architects and engineers to pass rigorous education, training and testing prior to becoming licensed. These licensing laws define the practice of architecture and engineering and set the scope of services they may provide to the public. Through this process architects and engineers are trained in building codes and other development regulations.

### AIA/WA Supports Home Inspector Licensing

The AIA Washington Council supports home inspector licensing. We believe that consumers have a right to know that persons inspecting their homes or prospective homes are qualified to effectively provide such services. The AIA/WA supports requiring all applicants for licensure to pass the testing as established by the newly created licensing board. SB 5788 as passed by the Washington Senate in 2007 properly limited grandfathering by requiring all grandfathered licensees to pass the exam upon renewing their registration after the first two years of the licensing program.

### Licensed Architects and Engineers Should be Exempt

Architects are the only professionals specifically authorized by law to design a complete building. Engineers have limited design authority for certain structures, such as structural engineering services, as well. A critical part of their professional services is inspecting their work and inspecting other structures.

*Architects and engineers should be exempted from the requirements for home inspector licensing.* The existing regulatory structure for architects and engineers is sufficient to protect consumers, when they provide home inspection services.

These professionals are closely regulated by existing licensing boards and typically carry professional liability insurance. Consumer complaints against an architect or engineer can be filed with and investigated by their respective licensing boards. Moreover, current ethics rules prevent architects and engineers from practicing beyond their capabilities and training.

The AIA/WA is further concerned that requiring architects and engineers to have an additional license to provide services which are clearly authorized in their current statutory authority will dilute the existing licensing laws and burden the professions with additional testing, fees and licensing, without benefit to consumers. And, we are concerned that giving another board authority over the practices of architects and engineers will fragment the regulation of the professions and confuse consumers as to which board to contact regarding information about services provided by these professionals.

### Proposed Exemption Language

“Nothing in this chapter shall be construed to affect the practice of architecture under RCW 18.08 or engineering under RCW 18.43 or prevent an architect or engineer from offering to provide or providing home inspection services.”