



## Department of Commerce

Division of Real Estate  
& Professional Licensing

Mike DeWine, Governor  
Jon Husted, Lt. Governor

Sheryl Maxfield, Director

### Important Update for Ohio Home Inspectors

As Ohio's home inspectors continue to meet the needs of home buyers – and sellers – during this time, we realize keeping you updated on developments regarding the implementation of Ohio Revised Code 4764, the Home Inspector Program, is crucial. If you have any questions regarding this information, please email [OHIB@com.state.oh.us](mailto:OHIB@com.state.oh.us). We hope you continue to stay safe and be well during this time.

As Ohioans have begun to reengage in business, community and other activities, it is important to remember that all businesses are required to adhere to the appropriate [Responsible RestartOhio guidelines](#). We've heard so many examples of home inspectors taking necessary precautions, most before they were even mandated, in order to continue providing this essential real estate service. We applaud and thank you!

Previously, we shared with you the news that the rules approved by the Board and originally filed with the Joint Committee on Agency Rule Review (JCARR) were withdrawn to be refiled at a later date. That "later date" has not yet been determined; accommodations for public comment must be ensured. So, what does that mean for Individuals not yet licensed? For our home inspectors currently licensed under the "grandfather" provision? For education providers?

Here are the answers to those and some other questions:

- Individuals may continue to perform home inspections without a license until a **date to be determined**. We will provide an update on [our website](#) and via email well in advance of the date one is required to be licensed. Please, if you have not done so, [sign up for email updates](#). Until we know what timeframes are reasonable for both education providers and new applicants, we will not begin implementation, and therefore, enforcement.
- Home inspectors with a "grandfather" license will have license expiration and continuing education requirements modified reasonably to reflect the time missed due to the delay in the rules, further impacted by the COVID-19 situation.
- We are acutely aware that many existing inspectors, as well as those new to the profession, were not able to qualify under the "grandfather" provisions as of January 10, 2020, leaving them wondering how they will qualify under the "new" applicant provisions of Ohio Revised Code 4764. Those individuals may be seeking qualifying education, with providers stuck in a quandary: Go forward with an 80-hour program that appears to satisfy the draft rules or don't offer the program until rules are finalized.

We commit to giving great weight and consideration to qualifying education programs that reflect the requirements in the rules as [currently drafted](#). Education providers must understand that this consideration is not a guarantee of approval for programs submitted

under final promulgated rules. However, we will make a decision based on the current proposed rules for qualifying education.

- Our commitment to home inspectors – current and prospective licensees – in Ohio extends to providing reasonable lead time should any timelines and/or requirements change.

Given the current environment and uncertainty of the finalization of the rules, we strongly recommended individuals to continue to monitor the Division's website for further updates. This has been an unprecedented time in our lives, and we look forward to continuing to work with you to fully implement and enforce Ohio's Home Inspector Program.

Stay well, stay safe,

Anne M. Petit  
Superintendent