

March 11, 2013
Steve Telfer
OREIA Government Affairs Counsel

Senate Business, Transportation and Economic Development Committee

Testimony in opposition to the – 1 amendments to

SB 207

The Executive Committee of the Oregon Real Estate Inspectors Association met last Saturday and reviewed the – 1 amendments and the material Administrator Smith provided. OREIA opposes the adoption of the –1 amendments.

While the goal of improving the small business climate and reducing business start up costs is laudable, the proposed amendment adds confusion to the licensing scheme and in the case of home inspectors would probably rarely be used.

Most home inspection businesses in Oregon are sole–proprietorships or partnerships with a few franchise operations as well. And, most are currently licensed as Residential Specialty Contractors or Residential General Contractors. Before an individual may conduct home inspections, the individual must take an exam and maintain continuing education hours to become a certified home inspector.

The –1 amendments would eliminate the need for the Residential Contractor endorsement and arguably save a little expense for a start-up business or even upon renewal of current licenses. However ORS 701.350 requires home inspectors to be certified following testing and requires continuing education. These requirements would still be in place for anyone wanting to be a home inspector even with the no cost “services” endorsement the –1 amendments allow.

The OREIA Executive Committee feels the savings would be nominal in the annual budgets of home inspectors and may reduce the CCB’s revenue as well.

A possible problem we see is control and enforcement. It could be easier for an unscrupulous person to present themselves as a certified home inspector without having actually becoming certified. Oregon’s CCB enforcement is complaint based. An unsuspecting home buyer could be the victim of an inspection by an uncertified inspector and not know the difference or how to file a complaint.