

Home & Mold Related Services – New law & New License Categories

On April 30th the Florida Legislature passed a comprehensive bill that includes changes to the new Home Inspection & Mold Related Services Categories. Governor Christ signed the bill into law on May 26, 2010 with a revised effective date of July 1, 2011.

While this bill clarifies many issues and sets the ground work for these license categories there are still many administrative details to be worked out over the course of the year. These details will be addressed by the DBPR directly since there will be no Home Inspection or Mold Boards.

Among the highlights:

- The State has legislated that the fields of Home Inspection and Mold Related Services (Mold Inspection & Mold Remediation) will require licensure.
- While it is law now, the **effective date** of the law has been pushed back to July 1, 2011
- After that date a Home Inspection license will be required for Home Inspections on RESIDENTIAL properties. This is defined to mean inspections up to 4 units (quadruplex), modular home, or condo unit (not including common areas). Any larger size structure is considered commercial property and anyone, including a GC may inspect these commercial properties even after the effective date of the law. **However**, these contractors cannot call themselves a “Home Inspector” or anything similar in name. This commercial property inspection is called a “Due Diligence Inspection”.
- Mold Inspections & Mold Remediation is not restricted to only residential properties. Licensure will be required on both commercial & residential home properties.
- There will be NO Home Inspection or Mold Related Services boards. These license categories will be administered directly by the DBPR
- All person wishing to provide home inspections including those now in the home inspection business will have to be licensed.
- All new prospective licensees for home inspection will have to take 120 hours of mandatory pre license educations & pass an exam. Mold Related Services license applicants must also prove completion of college level courses in Microbiology or other technical fields or up to 4 years of documented field experience.
- There will be some opportunities for grandfathering in an existing Home or mold inspector. GC’s will not be automatically grandfathered in to licensure for Home Inspection or Mold Inspection by virtue of their GC license.
- All existing home inspectors including GC’s wishing to be grandfathered into licensure as a Home Inspector will have to submit proof of 120 home inspections over the last 3 years or documentation of a certification by a national or state Home Inspector professional association that includes a proctored final exam and at least 14 hours of verifiable education on Home Inspection. Existing Mold Inspectors including GC’s and others wishing to be grandfathered as a Mold Inspector or Mold Remediation will have to document 40 mold inspections or remediation’s over the last 3 years. All of these categories must submit this documentation to the DBPR by **March 1, 2011**. If accepted the applicants may or may not still have to pass the state administered exam for the license and do so by the effective date of July 1, 2011.

For more detailed information, visit the DBPR web pages for these new license categories at:

HOME INSPECTION: <http://www.myfloridalicense.com/dbpr/pro/homein/index.html>

MOLD RELATED SERVICES: <http://www.myfloridalicense.com/dbpr/pro/mold/index.html>