

**HOUSE . . . . . No. 267**

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**The Commonwealth of Massachusetts**

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PRESENTED BY:

***Randy Hunt, (BY REQUEST)***

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*To the Honorable Senate and House of Representatives of the Commonwealth of Massachusetts in General Court assembled:*

The undersigned legislators and/or citizens respectfully petition for the adoption of the accompanying bill:

An Act regulating complaints from clients against home inspectors.

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PETITION OF:

NAME:

*Ralph M. Crossen*

DISTRICT/ADDRESS:

*18 Woodridge Rd, E Sandwich, MA 02537*

**HOUSE . . . . . No. 267**

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By Mr. Hunt of Sandwich (by request), a petition (accompanied by bill, House, No. 267) of Ralph M. Crossen regulating complaints from clients against home inspectors. Consumer Protection and Professional Licensure.

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**The Commonwealth of Massachusetts**

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**In the One Hundred and Ninety-First General Court  
(2019-2020)**  
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An Act regulating complaints from clients against home inspectors.

*Be it enacted by the Senate and House of Representatives in General Court assembled, and by the authority of the same, as follows:*

1           Section 1. Section 225 of Chapter 112 of the General Laws as appearing in the 2016  
2 Official Edition, is hereby amended by inserting after paragraph 9 the following paragraph:-

3           In the case of a complaint made by the client;

4           (i) the client must agree to a second inspection by a new inspector chosen by the original  
5 inspector before any repairs are made; failure to do so will result in bar of future legal action;

6           (ii) a license complaint must initially be filed by the client, in the case that the board of  
7 licensure does not agree that the inspector violated any of the standards of practice; the client is  
8 barred from later seeking legal action; and

9           (iii) the client must agree that if the board finds fault against the home inspector, the  
10 client may only pursue legal action based on these findings.