



State of Wisconsin  
2021 - 2022 LEGISLATURE

LRB-0350/1  
KP:skw

## 2021 ASSEMBLY BILL 57

February 10, 2021 - Introduced by Representatives BROOKS, GUNDRUM, ALLEN, MOSES, SKOWRONSKI and ORTIZ-VELEZ, cosponsored by Senators BERNIER, COWLES and BEWLEY. Referred to Committee on Regulatory Licensing Reform.

\*\*\*AUTHORS SUBJECT TO CHANGE\*\*\*

1     **AN ACT** *to repeal* 440.978 (4); *to amend* 440.97 (2m), 440.973 (3), 440.974 (2) and  
2           440.975 (3) (cm); and *to create* 440.972 (1) (bg), 440.972 (1m), 440.974 (1) (ag),  
3           440.975 (3) (bm) and 440.975 (3) (cr) of the statutes; **relating to:** regulation of  
4           home inspectors, extending the time limit for emergency rule procedures,  
5           providing an exemption from emergency rule procedures, and granting  
6           rule-making authority.

---

### ***Analysis by the Legislative Reference Bureau***

This bill does the following related to regulation of home inspectors:

1. Modifies the definition of what is considered to be a “defect,” for purposes of a report submitted by a home inspector to a client. The bill also makes modifications to what the report is required to contain, including by adding a number of required elements and statements for the report, such as a summary page with required statements, and requiring defects to be labeled as defects if they satisfy the legal definition of defect.

2. Requires, in order to be granted a home inspector registration, that an individual complete 40 hours of instruction. Current law generally requires a person to be registered with the Department of Safety and Professional Services to act as a home inspector, use the title “home inspector,” or represent himself or herself to be a home inspector.

3. Exempts newly registered home inspectors from continuing education requirements for the first two renewals of a registration. Current DSPS rules

**ASSEMBLY BILL 57**

exempt newly registered home inspectors from continuing education requirements for the first renewal of a registration.

4. Provides for reciprocal registration of home inspectors licensed in other states who have comparable or more stringent requirements.

5. Repeals a provision allowing DSPS to use an alternative professional discipline procedure for home inspectors.

For further information see the state fiscal estimate, which will be printed as an appendix to this bill.

---

*The people of the state of Wisconsin, represented in senate and assembly, do enact as follows:*

1           **SECTION 1.** 440.97 (2m) of the statutes is amended to read:

2           440.97 **(2m)** "Defect" means a condition of any component of an improvement  
3 that a home inspector determines, on the basis of the home inspector's judgment on  
4 the day of an inspection, would significantly impair the health or safety of future  
5 occupants of a property or that, if not repaired, removed, or replaced, would  
6 significantly shorten or adversely affect the expected normal life of the component  
7 of the improvement.

8           **SECTION 2.** 440.972 (1) (bg) of the statutes is created to read:

9           440.972 **(1)** (bg) Submits evidence satisfactory to the department that he or she  
10 has completed at least 40 hours of instruction approved by the department under s.  
11 440.974 (1) (ag).

12           **SECTION 3.** 440.972 (1m) of the statutes is created to read:

13           440.972 **(1m)** The department shall register an individual under this  
14 subchapter if the individual is registered or licensed in good standing as a home  
15 inspector in another state, the individual complies with sub. (1) (a), (b), (c), and (d),  
16 and the other state has requirements that the department determines meet or exceed  
17 those required under sub. (1).

18           **SECTION 4.** 440.973 (3) of the statutes is amended to read:

**ASSEMBLY BILL 57****SECTION 4**

1           440.973 (3) An individual is not eligible for examination unless the individual  
2           has satisfied the requirements for registration under s. 440.972 (1) (a) ~~to (e)~~ and (b)  
3           at least 30 days before the date of the examination.

4           **SECTION 5.** 440.974 (1) (ag) of the statutes is created to read:

5           440.974 (1) (ag) Standards for instruction for purposes of the requirement  
6           under s. 440.972 (1) (bg).

7           **SECTION 6.** 440.974 (2) of the statutes is amended to read:

8           440.974 (2) The department shall promulgate rules establishing continuing  
9           education requirements for individuals registered under this subchapter. The rules  
10          promulgated under this subsection shall require the completion of at least 40 hours  
11          of continuing education every 2 years, except that the rules may not require  
12          continuing education for an applicant for renewal of a registration that expires on  
13          the 1st and 2nd renewal dates after the date on which the department initially  
14          granted the registration.

15          **SECTION 7.** 440.975 (3) (bm) of the statutes is created to read:

16          440.975 (3) (bm) States the property address, the name of the home inspector  
17          who conducted the home inspection, the date of the home inspection, the names of  
18          the individuals who prepared the report, the date the report was prepared, and, if  
19          applicable, the date the report was revised.

20          **SECTION 8.** 440.975 (3) (cm) of the statutes is amended to read:

21          440.975 (3) (cm) Describes any defect that is detected by the home inspector  
22          during his or her home inspection. A home inspector is ~~not required to~~ shall use the  
23          term “defect” in describing a ~~defect~~ defect condition in the written report required under  
24          this subsection. ~~A home inspector may not use the term “defect” in a written report~~  
25          ~~required under this subsection unless that use is consistent with s. 440.97 (2m) if the~~

**ASSEMBLY BILL 57****SECTION 8**

1 home inspector believes the condition satisfies the definition of “defect” under s.  
2 440.97 (2m).

3 **SECTION 9.** 440.975 (3) (cr) of the statutes is created to read:

4 440.975 (3) (cr) 1. Includes a summary page that includes at least all of the  
5 following:

6 a. A list of conditions, labeled as defects, that are observed under par. (cm) to  
7 be defects, as defined in s. 440.97 (2m).

8 b. Other than items labeled as defects, a listing of components needing repairs,  
9 components needing further evaluation, items to monitor, and maintenance items.

10 2. The summary page shall include references to the page, heading, or item  
11 number in the detailed account for further information.

12 3. The summary page shall include all of the following statements:

13 NOTE: This summary page is provided for convenience and is not a substitute  
14 for reading the entire report and should not be relied upon as the complete list for  
15 the client’s reference.

16 For the purposes of the report, “defect,” as defined in section 440.97 (2m), Wis.  
17 Stats., means a condition of any component of an improvement that a home inspector  
18 determines, on the basis of the home inspector’s judgment on the day of an  
19 inspection, would significantly impair the health or safety of occupants of a property  
20 or that, if not repaired, removed, or replaced, would significantly shorten or  
21 adversely affect the expected normal life of the component of the improvement. The  
22 contract of sale may define “defect” to also include a condition that would have a  
23 significant adverse effect on the value of the property, but such a condition may not  
24 be labeled a defect in the report unless it meets the definition in section 440.97 (2m),  
25 Wis. Stats.

**ASSEMBLY BILL 57**

1           NOTE: A home inspector may not report on the market value or marketability  
2 of a property or whether a property should or should not be purchased.

3           **SECTION 10.** 440.978 (4) of the statutes is repealed.

4           **SECTION 11. Nonstatutory provisions.**

5           (1) In requiring a home inspector, under s. 440.975 (3) (cm), to describe a defect,  
6 as defined in s. 440.97 (2m), by using the term “defect” in a home inspection  
7 consistent with the definition under s. 440.97 (2m), the legislature does not intend  
8 to modify the liability of a home inspector in any action relating to a home inspection  
9 conducted by the home inspector.

10          (2) The rules promulgated under s. 440.974 (2), as affected by this act, shall first  
11 apply to an individual who is required to satisfy s. 440.972 (1) (bg) as provided in  
12 SECTION 12 (1) of this act.

13          (3) The department of safety and professional services may promulgate  
14 emergency rules under s. 227.24 necessary to implement this act. Notwithstanding  
15 s. 227.24 (1) (c) and (2), emergency rules promulgated under this subsection remain  
16 in effect until May 1, 2023, or the date on which permanent rules take effect,  
17 whichever is sooner. Notwithstanding s. 227.24 (1) (a) and (3), the department is not  
18 required to provide evidence that promulgating a rule under this subsection as an  
19 emergency rule is necessary for the preservation of the public peace, health, safety,  
20 or welfare and is not required to provide a finding of emergency for a rule  
21 promulgated under this subsection.

22          **SECTION 12. Initial applicability.**

23          (1) The treatment of s. 440.972 (1) (bg) first applies to decisions by the  
24 department of safety and professional services to grant or deny a registration under

**ASSEMBLY BILL 57**

**SECTION 12**

1 s. 440.972 made on the date on which the rules promulgated under s. 440.974 (1) (ag)  
2 take effect.

3 (2) The treatment of s. 440.975 (3) (bm), (cm), and (cr) first applies to home  
4 inspection reports submitted to a client on the effective date of this subsection.

5 **SECTION 13. Effective dates.** This act takes effect on the day after publication,  
6 except as follows:

7 (1) The treatment of s. 440.975 (3) (bm), (cm), and (cr) and SECTION 12 (2) of this  
8 act takes effect on the first day of the 3rd month beginning after publication.

9 (END)