



Ref: 19390

Dear Home Inspector:

Today I am providing an update on the government's initiative to strengthen home inspector licensing and protections for home buyers in the province. We intend to create a common professional standard for all home inspectors and update the licensing regulation to enhance consumer protection.

A considerable amount of research and consultation has been undertaken to determine the best approach to improving home inspector standards. We have engaged widely with home inspector associations and licensees, Consumer Protection BC, members of the public and other stakeholders to ensure the new standards will serve both home inspectors and homebuyers. The government has also established a Regulatory Advisory Committee to help inform the process. I thank the committee members for contributing their time and expertise toward the development of an improved regulatory system.

The government has reviewed the research and consultation and is moving forward with a two-phased approach.

In the first phase, changes to the [Home Inspector Licensing Regulation](#) will directly prescribe the educational and practical requirements to obtain a home inspector licence. As previously announced, industry oversight will remain with Consumer Protection BC, and home inspectors will no longer be required to be members of a designated professional association to qualify for a licence. Existing licence-holders who have satisfied the membership requirements of their associations before March 31, 2016 will continue to qualify for a licence under the new model. In phase one, the government will also make several consumer protection enhancements to the regulatory framework. These include new or strengthened requirements regarding contracts with consumers, insurance requirements, inspection reports and conflicts of interest.

We anticipate completing all phase one regulatory amendments during the current licensing year, with an effective date of March 31, 2016. Phase one is an interim step as the government works concurrently on the second phase, which involves additional work to develop a new common professional standard for home inspectors.

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Minister of Natural Gas Development
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As part of phase two, we are undertaking a comprehensive review of the qualifications required to perform home inspections. This process will result in a single occupational standard that is informed by a common competency profile for all BC home inspectors. An independent third party contractor will provide professional assistance with this phase, which will include analyzing the considerable work that has already been done by others to develop occupational standards for home inspectors. Throughout this process, we will continue to consult with the industry. The new regulatory requirements for licensing qualifications for new applicants will be in effect for the 2017 licensing year.

I am confident that the approach I have laid out here will allow for full consideration of the complexity of the home inspection process and profession and its importance for consumers with minimal disruption to the sector. I appreciate your ongoing interest in and support for this initiative.

Sincerely yours,

Rich Coleman
Minister and Deputy Premier