

Office of Regulatory Management  
Economic Review Form

<b>Agency name</b>	Virginia Board for Asbestos, Lead, and Home Inspectors
<b>Virginia Administrative Code (VAC) Chapter citation(s)</b>	18 VAC 15-40
<b>VAC Chapter title(s)</b>	Home Inspector Licensing Regulations
<b>Action title</b>	Periodic Review
<b>Date this document prepared</b>	June 27, 2023
<b>Regulatory Stage (including Issuance of Guidance Documents)</b>	Periodic Review

**Cost Benefit Analysis**

Complete Tables 1a and 1b for all regulatory actions. You do not need to complete Table 1c if the regulatory action is required by state statute or federal statute or regulation and leaves no discretion in its implementation.

Table 1a should provide analysis for the regulatory approach you are taking. Table 1b should provide analysis for the approach of leaving the current regulations intact (i.e., no further change is implemented). Table 1c should provide analysis for at least one alternative approach. You should not limit yourself to one alternative, however, and can add additional charts as needed.

Report both direct and indirect costs and benefits that can be monetized in Boxes 1 and 2. Report direct and indirect costs and benefits that cannot be monetized in Box 4. See the ORM Regulatory Economic Analysis Manual for additional guidance.

## **Impact on Local Partners**

Use this chart to describe impacts on local partners. See Part 8 of the ORM Cost Impact Analysis Guidance for additional guidance.

### **Description of Impact on Local Partners**

- **Identify the local partners impacted by your program (DOLI, DOE, DEQ, etc.).**
- **For each partner, describe the nature of the impact.**

The regulation does not impact local partners.

## **Impacts on Families**

Use this chart to describe impacts on families. See Part 8 of the ORM Cost Impact Analysis Guidance for additional guidance.

### **Description of Impact on Families**

- **Describe the specific ways in which your program impacts families (employability, transferability of license (i.e. military), impacts on children (i.e. child care needs, etc.)).**

The regulation does not impact families.

## **Impacts on Small Businesses**

Use this chart to describe impacts on small businesses. See Part 8 of the ORM Cost Impact Analysis Guidance for additional guidance.

### **Description of Impact on Small Businesses**

- **Identify the ways your program impacts small businesses (which licenses interact with small businesses, regulations that impact them directly or indirectly).**

Under Chapter 5 of Title 54.1 of the Code of Virginia, the Board is mandated to regulate those who perform inspections of residential buildings for compensation by requiring licensure of individuals. In addition, the Board approves home inspector pre-license education courses, new residential structures training modules for home inspectors seeking a new residential structures specialty on a license, and continuing education courses for those with a new residential structures specialty.

Home inspector licenses are issued to individuals, and not to business entities. However, many licensed home inspectors are likely owners or employees of business entities that meet the definition of "small business" in § 2.2-4007.1 of the Code of Virginia. In addition, training providers who are required to receive approval for training regulated by the Board are firms, many of which likely fall within the meaning of "small business."

Under the statute and the regulations, individuals are prohibited from performing home inspections without the required license. Licensure requirements include the filing of an application, payment of an application fee, and submission of required documentation, including (i) proof of training; (ii) proof of experience; and (iii) proof of required insurance.

Firms seeking approval of a training course or training module must adhere to similar requirements, including submission of syllabi and training materials.

Following initial licensure, a regulant is required to renew and maintain the license. This includes payment of renewal fees, submission of proof of insurance, and making other filings in the event of a change. In addition, individuals are required to complete continuing professional education in order to qualify for license renewal.

Providers of approved training courses and training modules are required to notify the Board of any changes pertaining to an approved course or module and must keep and maintain records as required under the regulation.

The application and licensure requirements in these regulations impose costs on the regulated parties. These include payment of required fees. In addition, there are likely time and administrative costs associated with fulfilling the requirements imposed by the regulations.

**Changes to Number of Regulatory Requirements**

**Not Applicable.**