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Exempt Action Final Regulation Agency Background Document

Agency name	Virginia Board for Asbestos, Lead, and Home Inspectors
Virginia Administrative Code (VAC) citation(s)	18 VAC 15-40
Regulation title(s)	Home Inspector Licensing Regulations
Action title	Yellow CSST Disclosure
Final agency action date	May 18, 2017
Date this document prepared	July 5, 2017

When a regulatory action is exempt from executive branch review pursuant to § 2.2-4002 or § 2.2-4006 of the Virginia Administrative Process Act (APA) or an agency's basic statute, the agency is not required, however, is encouraged to provide information to the public on the Regulatory Town Hall using this form. Note: While posting this form on the Town Hall is optional, the agency must comply with requirements of the Virginia Register Act, Executive Orders 17 (2014) and 58 (1999), and the *Virginia Register Form, Style, and Procedure Manual*.

Brief summary

Please provide a brief summary of the proposed new regulation, proposed amendments to the existing regulation, or the regulation proposed to be repealed. Alert the reader to all substantive matters or changes. If applicable, generally describe the existing regulation.

The minimum provisions for a report prepared by a licensed home inspector (18 VAC 15-40-130) must be amended to conform to Chapter 805 of the 2017 Acts of Assembly. The new law, effective July 1, 2017, mandates that if a home inspector observes the presence of any yellow corrugated stainless steel tubing (CSST) while inspecting a home built prior to the adoption of the 2006 Virginia Construction Code, the home inspector must disclose this observation in the home inspection report, along with a specific advisory statement to the consumer.

This exempt action also amends 18 VAC 15-40-10 to incorporate relevant definitions for the home inspection report section from the applicable statute.

Statement of final agency action

Please provide a statement of the final action taken by the agency including: 1) the date the action was taken; 2) the name of the agency taking the action; and 3) the title of the regulation.

On May 18, 2017, the Virginia Board for Asbestos, Lead, and Home Inspectors adopted the exempt action amending 18 VAC 15-40-10 and 18 VAC 15-40-130.

Family impact

Please assess the impact of this regulatory action on the institution of the family and family stability including to what extent the regulatory action will: 1) strengthen or erode the authority and rights of parents in the education, nurturing, and supervision of their children; 2) encourage or discourage economic self-sufficiency, self-pride, and the assumption of responsibility for oneself, one's spouse, and one's children and/or elderly parents; 3) strengthen or erode the marital commitment; and 4) increase or decrease disposable family income.

This regulatory action places no identified impact on families or family stability in Virginia.