

LEGISLATURE OF NEBRASKA
ONE HUNDRED EIGHTH LEGISLATURE
FIRST SESSION

LEGISLATIVE BILL 342

Introduced by Hardin, 48.

Read first time January 12, 2023

Committee: Urban Affairs

- 1 A BILL FOR AN ACT relating to home inspection; to amend sections 76-3602,
2 76-3603, and 76-3604, Revised Statutes Cumulative Supplement, 2022;
3 to change provisions relating to home inspector registration and
4 change in information reporting; and to repeal the original
5 sections.
6 Be it enacted by the people of the State of Nebraska,

1 Section 1. Section 76-3602, Revised Statutes Cumulative Supplement,
2 2022, is amended to read:

3 76-3602 (1) Before conducting home inspections in this state ~~and in~~
4 ~~each even-numbered year~~, a home inspector shall register with the
5 Secretary of State. If the home inspector is an individual, the home
6 inspector shall sign such registration. If the home inspector is a firm,
7 partnership, corporation, company, association, limited liability
8 company, or other legal entity, an officer or agent of the home inspector
9 shall sign such registration. Such registration shall include:

10 (a) (1) The name of the home inspector if the home inspector is an
11 individual or the name of the legal entity under which such home
12 inspector proposes to register and transact business in this state;

13 (b) (2) The address of the home office of the home inspector;

14 (c) (3) The name and address of the agent for service of process on
15 the home inspector; and

16 (d) (4) Any national certification relating to home inspection
17 currently held by the home inspector.

18 (2) A home inspector may apply to renew a registration by submitting
19 an application for renewal in a form prescribed by the Secretary of State
20 within forty-five days prior to the expiration of the registration.

21 (3) A registration for a home inspector is valid for two years.

22 Sec. 2. Section 76-3603, Revised Statutes Cumulative Supplement,
23 2022, is amended to read:

24 76-3603 At the time of registration or renewal of a registration
25 pursuant to section 76-3602, a home inspector shall:

26 (1) Pay a registration or renewal fee to the Secretary of State. The
27 Secretary of State shall set such registration or renewal fee in an
28 amount sufficient to defray the administrative costs of registration or
29 renewal but not to exceed three hundred dollars. The Secretary of State
30 shall remit such registration or renewal fee to the State Treasurer for
31 credit to the Secretary of State Cash Fund; and

1 (2) Provide to the Secretary of State a certificate of insurance
2 evidencing coverage in an amount of not less than two hundred fifty
3 thousand dollars for general liability.

4 Sec. 3. Section 76-3604, Revised Statutes Cumulative Supplement,
5 2022, is amended to read:

6 76-3604 A home inspector shall report a change in information
7 required by section 76-3602 or 76-3603 within forty-five ~~thirty~~ business
8 days of such change.

9 Sec. 4. Original sections 76-3602, 76-3603, and 76-3604, Revised
10 Statutes Cumulative Supplement, 2022, are repealed.