

**ONE HUNDRED SEVENTH LEGISLATURE - FIRST SESSION - 2021**  
**COMMITTEE STATEMENT**  
**LB423**

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**Hearing Date:** Tuesday March 02, 2021  
**Committee On:** Urban Affairs  
**Introducer:** Lathrop  
**One Liner:** Require registration of home inspectors

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**Roll Call Vote - Final Committee Action:**

Advanced to General File with amendment(s)

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**Vote Results:**

**Aye:** 7 Senators Arch, Blood, Briese, Hansen, M., Hunt, Lowe, Wayne  
**Nay:**  
**Absent:**  
**Present Not Voting:**

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**Oral Testimony:**

**Proponents:**

Senator Steve Lathrop  
Arla Meyer  
Greg Lemon  
Brad Hulse  
Karalyn Hoefer

**Representing:**

Legislative District 12  
Nebraska Realtors Association  
Nebraska Real Estate Commission  
Self  
Nebraska Realtors Association

**Opponents:**

**Representing:**

**Neutral:**

Jon Vacha

**Representing:**

Greater Omaha ASHI / American Society of Home Inspectors

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**Summary of purpose and/or changes:**

LB 423 would provide for the regulation of home inspectors through registration with the Secretary of State's Office. Beginning on January 1, 2023, home inspectors would be required to register with the Secretary of State, pay a registration fee, and provide a certificate of insurance for general liability insurance of not less than \$250,000 for general liability.

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**Explanation of amendments:**

AM 433 makes three changes to the bill:

- Sets the maximum registration fee at \$300;
  - Clarifies that registration fees be remitted to the Secretary of State Cash Fund; and
  - Provides that registration shall include any national certification relating to home inspection currently held by the home inspector
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Justin Wayne, Chairperson