

 CONSUMER PROTECTION BC	Home Inspector Transitional Application Policy	Version: OP.2016.Version 2 Approved: July 14, 2016 Revised: March 15, 2017 Approved by: S. Noorani
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1.0 Purpose

This document sets out the policy and procedure Consumer Protection BC will follow when an applicant for a Home Inspector licence applies for, or enquires about, a home inspector licence from Consumer Protection BC.

This procedure applies to the transitional period between August 1, 2016 and August 31, 2017 when the new home inspector licensing regulation (qualification for licence) will be uniformly applied to all applicants for a home inspector licence.

This policy was revised on March 10, 2017 to accommodate applicants who were having difficulty meeting the qualifications for licence due to a number of external factors.

Revised

2.0 Definition

“Act” means the *Business Practices and Consumer Protection Act*.

“approved educational program” means an educational program approved by Consumer Protection BC pursuant to Section 3 (3)(a) of the *HILR*.

“approved evaluator” means a licensed home inspector who has completed 1000 home inspections and has been officially accepted by Consumer Protection BC to perform the duties as per section 3 (3)(c) of the *HILR*.

“approved trainer” means a licensed home inspector who has completed 250 home inspections and has been officially accepted by Consumer Protection BC to perform the duties as per section 3 (3)(b) of the *HILR*.

“Director” means the individual or administrative authority designated as director under section 157 of the Act.

“education provider” means a business entity providing an *educational program*.

“educational program” means one continuous program, or a series of courses that, when combined, consist of at least 150 direct hours of *instruction* and covering the *subject areas* prescribed in section 3(4) of the *HILR*.

“HILR” means the *Home Inspector Licensing Regulation*.

“home inspection” means an opinion as to the condition of a residential dwelling or property based on a visual examination of readily accessible features and components of the dwelling or property.

“home inspector” means a person who engages in the business or occupation of *home inspection*.

“licence” means a licence, as defined in section 1 of the *Act*, to engage in a designated activity referred to under section 2 of the *HILR*.

“licence applicant” or **“applicant”** means a person that applies to Consumer Protection BC for a home inspector *licence*.

“peer recommendation letter” means a letter or document provided to the applicant by an *approved evaluator* pursuant to Section 3 (1)(d) and Section 3 (2) of the *HILR*.

“50 hour requirement” means the requirement to accompany an *approved trainer* on home inspections for a period of 50 hours pursuant to Section 3 (1)(c) of the *HILR*.

3.0 Policy Statement

The business or occupation of home inspector has been designated by Regulation as requiring a licence under section 2 of the HILR. As such, all home inspectors conducting business in BC are required to be licensed with Consumer Protection BC.

In order to obtain a home inspector licence an applicant must complete an application for a home inspector licence; evidence to the director that they meet the qualification of licence as stipulated in the HILR; and meet the requirements to become a licensed home inspector.

This policy addresses some questions and issues that may arise during the transitional period during the implementation of the HILR effective September 1, 2016.

Consumer Protection BC reserves the right to amend this policy from time to time.

4.0 Applicants who started their education program prior to September 1, 2016 and the education program was not approved on or after September 1, 2016.

The applicant will be required to prove they enrolled in an education program (whether approved or not) prior to September 1, 2016 and graduated from it.

Applicants who complete their Home Inspector education program prior to March 31, 2017, and the program meets the subject areas listed in the HILR, will have their credential (certificate of completion or equivalent) accepted towards licensing until August 31, 2017. After August 31, 2017 the credential will no longer be accepted.

Applicants will need to show completion of a designated examination, 50 hour accompaniment, and provide a valid peer recommendation letter in conjunction with the application for a licence.

Applicants who do not complete their Home Inspector educational program prior to March 31, 2017 will need to contact Consumer Protection BC for assistance. Under certain conditions a letter of undertaking may be entered into between the applicant and Consumer Protection BC.

Revised

5.0 Applicants who started an approved educational program on or after September 1, 2016 and apply for a licence on or after September 1, 2016.

The applicant will be required to prove they graduated from an approved educational program and completed the requisite minimum of 150 direct hours of instruction (as shown on the school transcript). Additionally, applicants will need to show completion of a designated examination; 50 hour accompaniment and provide a valid peer recommendation letter after completing the educational program.

6.0 Applicants who complete a non-approved educational program with a date of enrolment after September 1, 2016.

To meet licensing qualifications the applicant will be required to graduate from an approved educational program and complete the designated examination; 50 hour accompaniment and provide a valid peer recommendation letter after completing the educational program. An application without proof of completing an approved educational program will not be accepted.

7.0 Home Inspectors that hold a valid and current licence on August 31, 2016.

Active licensees will continue their licence status uninterrupted.

8.0 Former home inspector licensees or licensees who let their licence lapse and apply for a new licence.

Applicants will need to meet the same criteria and assessment as a new applicant, as described in section 5.0 above.

9.0 Applicants who are current holders of a home inspector licence from another province on or after September 1, 2016 and have not been previously licensed with Consumer Protection BC

Under the Canadian Agreement on Internal Trade (AIT) labour mobility provisions, individuals who are licensed and in good standing in another Canadian province or territory will be granted a licence upon submitting a complete Consumer Protection BC home inspector licence application package including proof of a current licence from another province. Applicants in this category will be exempted from providing proof of:

- Completion of an approved educational program
- Completion of the 50 hour accompaniment with a licensee
- Submission of a peer recommendation letter
- Passing a designated Home Inspector Examination

10.0 Rationale

This policy is intended to provide direction to home inspector licence applicants within British Columbia and outline how the HILR qualifications for licence will be applied to different circumstances.

This policy should be read in conjunction with the HILR.

11.0 Authority

Business Practices and Consumer Protection Act and Home Inspector Licensing Regulation

The *Business Practices and Consumer Protection Act* and Section 3(3)(a) of the *Home Inspector Licensing Regulation* affords the director discretion to require the information and other records deemed necessary for considering an application for the issuance of a Home Inspector licence.

12.0 Reference

Business Practices and Consumer Protection Act

Home Inspector Licensing Regulation

Educational Program Approval Policy, Consumer Protection BC

Home Inspector Approved Trainer and Evaluator Policy, Consumer Protection BC