

TENNESSEE GENERAL ASSEMBLY  
FISCAL REVIEW COMMITTEE



**FISCAL NOTE**

**HB 361 – SB 1156**

February 14, 2017

**SUMMARY OF BILL:** Establishes a statute of limitations for home inspectors. Requires any cause of action taken by a homeowner against a home inspector to recover damages suffered as a result of a breach of contract, personal injury or death, property damage, or other liabilities relative to a home inspection report, be commenced within one year from the date the report is completed. Establishes that any cause of action is limited to the specific client for whom the inspection report was conducted. Establishes limitations for defects to “readily accessible systems” and “components of residential buildings,” as defined in the bill. Prohibits any disciplinary action against a home inspector taken on the part of the Department of Commerce and Insurance from being the sole basis for a criminal or civil cause of action against the home inspector.

**ESTIMATED FISCAL IMPACT:**

**NOT SIGNIFICANT**

Assumptions:

- Establishing a statute of limitations for home inspectors will have no significant fiscal impact on state government.
- According to the Department of Commerce and Insurance, there will be no significant impact on the Home Inspector Licensing Program.
- There will be no significant impact on the total number of cases held in local civil and criminal courts.

**CERTIFICATION:**

The information contained herein is true and correct to the best of my knowledge.

A handwritten signature in blue ink that reads "Krista M. Lee".

Krista M. Lee, Executive Director

/jdb

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