

DEPARTMENT OF LICENSES AND INSPECTIONS

AMENDMENTS TO "HOME OR RESIDENTIAL INSPECTION BUSINESS  
LICENSE REGULATIONS" UNDER  
SECTION 9-1302 OF THE PHILADELPHIA CODE

The Department of Licenses and Inspections hereby promulgates the following amendments to the Home or Residential Inspection Business License Regulations under Section 9-1302 of The Philadelphia Code.

Matter deleted by amendment is in ~~Strikethrough~~

Matter added by amendment is in Underline

Home or Residential Inspection Business  
License Regulations Under Section 9-1302 of The Philadelphia Code

The Department of Licenses and Inspections (the "Department") hereby promulgates the following regulations governing the licensure, insurance, and required conduct of individuals, partnerships or corporations engaged in the business of inspecting residential properties who obtain a Home or Residential Inspection Business License ("Home Inspection License") as issued by the Department.

**I. Licenses**

A. Application and Insurance

1. Commercial liability insurance shall be required in the amount established by the Pennsylvania Home Inspection Law (68 Pa. C.S. 68 § 7509) and worker's compensation insurance shall be required in accordance with Section 9-1302(2)(c) of the Philadelphia Code.

~~In accordance with Section 9-1302 of The Philadelphia Code, the Department shall not issue a Home Inspection License until the applicant provides the Department with proof of insurance, including certificates of insurance or other documentation as issued by the insuring company, specifying the following types and amounts of insurance coverage, as determined by the Law Department and the Risk Manager per the attached memorandum. No application will be accepted for processing unless accompanied by proof of insurance.~~

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| <del>(a) Workers' Compensation and Employer's Liability:</del>   | <del>\$100,000.00 each accident<br/>\$100,000.00 each employee<br/>\$500,000.00 policy limit</del> |
| <del>(b) Professional Liability (including, if possible, listing the City of Philadelphia as an additional insured):</del> | <del>\$300,000.00 minimum limit</del>  |

2. The licensee shall notify the Department of any change in a required insurance policy or cancellation thereof within ten days of such change.

B. License Expiration and Fees

1. A non-refundable application fee of ~~\$150.00~~ \$20 shall accompany each application for the initial Home Inspection License. The application fee shall be applied to the fee for the initial issuance of the license.

C. Certification

Proof of certification by one of the following nationally recognized professional organizations shall be required:

- American Society of Home Inspectors (ASHI)
- International Association of Certified Home Inspectors (InterNACHI)

**II. Required Conduct**

A. Maintenance and Presentation of licenses

1. In addition to the requirements of Section 9-1302 of The Philadelphia Code, the Home Inspection licensee shall provide its license number on any reports submitted to the client who engages the inspector as required under that section.

B. Responsibilities of General Contractor

1. In addition to the requirements of Section 9-1302 of The Philadelphia Code, the home inspection licensee engaged by the client shall be responsible for providing the license number of any specialty inspectors subcontracted by the primary licensee in connection with any reports by such specialty inspectors submitted to the client.