

AN ORDINANCE

NO.

An Ordinance amending Chapter 19 of the Columbus Code to revise the code sections pertaining to the business licensing requirements for home inspectors and home inspection businesses; and for other purposes.

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THE COUNCIL OF COLUMBUS, GEORGIA HEREBY ORDAINS:

SECTION 1.

Sections 19-78 and 19-79 of the Columbus Code are repealed in their entirety and replaced with two new sections 19-78 and 19-79 to read as follows:

"Sec. 19-78. - Home inspector and home inspection business-Defined.

*Home inspector* means any person, whether incorporated or not, except an employee of a county, municipality, or political subdivision while engaged in the performance of the duties of his or her employment, who, for consideration, whether it be the dominant or a secondary part of his or her business or the business where they are employed, inspects and reports on the condition of any home or single family dwelling or the grounds, roof, exterior surface, garage or carport, structure, attic, basement or crawl space, electrical system, air-conditioning system, plumbing, on-site sewerage disposal, pool or hot tub, fireplace, kitchen, appliances, or any combination thereof for a prospective purchaser or seller.

Sec. 19-79. - Same-Prerequisites required.

Any person performing home inspections in Columbus, Georgia as defined in section 19-78, whether subject to the provisions of Article IV, Chapter 19 of the Columbus Code or not, shall meet the following criteria and submit proof of the criteria to the occupation tax section or its successors:

- (1) Each person is required to present one of the following credentials:
  - a. Certification by the American Society of Home Inspectors (ASHI); or
  - b. Certification from the Housing Inspection Foundation (HIF); or
  - c. Certification from International Code Council (ICC).
  - d. Certification from the International Association of Certified Home Inspectors (InterNACHI).
  - e. Certification from the Georgia Association of Home Inspectors (GAHI).
- (2) Any credential not listed above will be reviewed and evaluated by the Inspections & Code Department prior to initial issuance of Business License.

- (3) Upon renewal of business license, those persons who are certified by the above organizations or an approved equivalent shall:
  - a. Present current documentation from the certifying organization that he or she is in good standing with the organization.
  - b. Shall present evidence of four hours of continuing education (CE) taken during the preceding 12 months.
- (4) Each person shall have a current certificate of insurance for initial issue and renewal of license, of not less than the following coverage:
  - a. \$100,000.00 general liability, and
  - b. Worker's compensation insurance coverage, (if applicable).
- (5) Each person performing home inspection shall disclose to the consumer whether he or she has errors and omissions insurance and the limit of coverage."

SECTION 2.

This ordinance shall become effective on May 1, 2019 except that paragraph (3) pertaining to continuing education requirements shall become effective and apply to business license renewals for the calendar year 2020 and thereafter.

SECTION 3.

All ordinances and parts of ordinances in conflict with this ordinance are hereby repealed.

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Introduced at a regular meeting of the Council of Columbus, Georgia held on the 9<sup>th</sup> day of April, 2019, introduced a second time at a regular meeting of said Council held on the \_\_\_\_ day of \_\_\_\_\_, 2019, and adopted at said meeting by the affirmative vote of \_\_\_\_\_ members of said Council.

Councilor Allen	voting	_____
Councilor Barnes	voting	_____
Councilor Crabb	voting	_____
Councilor Davis	voting	_____
Councilor Garrett	voting	_____
Councilor House	voting	_____
Councilor Huff	voting	_____
Councilor Pugh	voting	_____
Councilor Thomas	voting	_____
Councilor Woodson	voting	_____

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Sandra T. Davis  
Clerk of Council

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B. H. "Skip" Henderson, III  
Mayor