

# Home Inspectors Board: Rule Hearing and Board Meeting- Monday, September 11th, 2023, At 9:00 AM

The Regulation and Licensing Department (Department) in consultation with the New Mexico Home Inspectors Board (Board), and pursuant to Board authority at Section 61-24D-3(F) NMSA 1978, will hold a rule hearing on September 11th, 2023 at 9:00 a.m., to include a Special meeting of the Board to discuss and consider adoption of the proposed rules listed below. The rule hearing and subsequent Board meeting will be held at the Regulation and Licensing Department, 5500 San Antonio Drive NE, Albuquerque, NM 87109.

The hearing and subsequent board meeting may also be accessed via Cisco Webex Meetings by using the following link:

<https://nmrld.webex.com/nmrld/j.php?MTID=m45ea6c4adee4b6445c0b7de9f724396f>

Meeting Number: 2488 161 7481; Meeting password: WjMkdGWk779

Join by Phone: 1+ (415) 655-0002

## **Purpose of Proposed Rules:**

The above proposed rules by the Board at 16.66.1 through 16.66.5 NMAC govern the application requirements and process for licensure and licensure renewal and establish the requirements for reactivation of licensure for individual applicants and licensees. The proposed rules intend to create consistency between the Board's rules and recent legislative amendments to the Home Inspector Licensing Act, improve Board efficiency, and improve the functioning of the profession for the benefit of the public.

The above proposed rules by the Board at 16.66.8 NMAC govern disciplinary proceedings against licensees.

## **Summary of Proposed Changes:**

The proposed amendments to the rules previously promulgated by the Board at 16.66.1 through 16.66.5 and at 16.66.8 NMAC would (1) amend the requirements for board examination and licensure to comport with recent legislative amendments, (2) define and incorporate "ancillary services" "pre-inspection agreements" and "business relationship," (3) repeal state of emergency provisions, (4) amend the

continuing education provisions to require minimum Board meeting attendance, (5) mandate exclusive three-year license periods, (6) amend the grounds for discipline to include failure to comply with continuing education requirements or the Board's code of ethics, and (7) require satisfactory evidence of E&O insurance as a condition of renewal. Please click on the links for access the proposed rule changes.

[Title 16 Chapter 66 Part 1- General Provisions](#)

[Title 16 Chapter 66 Part 2 – Fees](#)

[Title 16 Chapter 66 Part 3 – Applications and Licenses](#)

[Title 16 Chapter 66 Part 4 – License Renewals and Reactivation](#)

[Title 16 Chapter 66 Part 5 – Continuing Education](#)

[Title 16 Chapter 66 Part 8 – Disciplinary Proceedings](#)

On July 31st, 2023 copies of the proposed rules may be obtained by going to the Boards and Commissions Division, Home Inspectors Board website at: <https://www.rld.nm.gov/boards-and-commissions/individual-boards-and-commissions/home-inspectors/board-information/> or by contacting the Board Administrator for the Board at (505) 222-9820.

The Department and the Board will begin accepting public comments on the proposed rules beginning July 31, 2023. Please submit written comments on the proposed changes to Roxanne Romo, Board Administrator, via electronic mail at: [Home.Inspectors@rld.nm.gov](mailto:Home.Inspectors@rld.nm.gov), or by regular mail at 5500 San Antonio Drive NE, Suite B, Albuquerque, NM 87109 no later than August 31, 2023 8 a.m.

Written comments received during the public comment period will be posted to the Board's website page linked above. Any person in attendance will be given the opportunity to present their comments at the rule hearing.

An individual with a disability who is in need of a reader, amplifier, qualified sign language interpreter, or other form of auxiliary aid or service to attend or participate in the hearing or the special board meeting, please contact Ms. Roxanne Romo, Board Administrator (505) 222-9826 at least 7 days prior to the rule hearing and special board meeting. Public documents, including the proposed rules, meeting agenda and minutes, can be provided in various accessible formats.