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**NOTICE OF HEARING**

Pursuant to M.G.L. c. 13, § 97 and c. 30A, § 2, the Board of Registration of Home Inspectors will hold a public hearing relative to proposed promulgation of amendments to the Board's regulations at 266 CMR 2, 3, 4, 6, and 11. The purpose of these amendments is to enhance business-friendliness, by easing the process for reinstatement of lapsed licenses and updating and clarifying existing regulatory and professional standards governing the home inspector profession in the Commonwealth of Massachusetts. A small business impact statement has been filed with the Secretary of the Commonwealth's Office.

The Board will hold this public hearing as follows (pre-registration is not required):

**Wednesday, January 7, 2026, at 9:30 a.m.:**

By videoconference

<https://www.microsoft.com/en-us/microsoft-teams/join-a-meeting>

Meeting ID: 218 188 938 683 93

Passcode: 3JU9MD3n

Or call in to:

(857) 327-9245, Phone Conference ID: 491 505 413#

Interested Parties will be given an opportunity to present testimony orally at this hearing. The Board will also accept written comments received prior to the hearing regarding the regulations sent via email to [homeinspectorsboard@mass.gov](mailto:homeinspectorsboard@mass.gov) or by mail to this address:

Board of Registration of Home Inspectors  
Division of Occupational Licensure  
One Federal Street, Suite 600  
Boston, Massachusetts 02110-2012

Written comments must be received by the end of business (5:00 P.M.) on **Monday, January 5, 2026**. A copy of the proposed regulations may be obtained at the Board's web site located at: <http://www.mass.gov/dpl/boards/hi/> or by contacting the Board office directly at the above address or by phone: (617) 701-8709.



## **Small Business Impact Statement**

*(As required by M.G.L. c. 30A §§ 2, 3 & 5)*

### **CMR No: 266 CMR 2.00: Definitions**

**Estimate of the Number of Small Businesses Impacted by the Regulation:** The Board does not issue licenses to businesses. However, there are approximately 450 fully licensed home inspectors who are permitted to operate their own home inspection business (as opposed to home inspector associates).

- Will small businesses have to create, file, or issue additional reports?  
No. This regulation does not create an additional reporting requirement.
- Will small businesses have to implement additional recordkeeping procedures?  
No. This regulation does not mandate additional recordkeeping.
- Will small businesses have to provide additional administrative oversight?  
No. This regulation is not being amended to create additional administrative oversight.
- Will small businesses have to hire additional employees in order to comply with the proposed regulation?  
No. This regulation does not create regulatory burdens requiring the hiring of additional employees.
- Does compliance with the regulation require small businesses to hire other professionals (e.g. a lawyer, accountant, engineer, etc.)?  
No. This regulation does not create regulatory burdens requiring the hiring of other professionals.
- Does the regulation require small businesses to purchase a product or make any other capital investments in order to comply with the regulation?  
No. This regulation does not mandate purchasing a product or making other investments.
- Are performance standards more appropriate than design/operational standards to accomplish the regulatory objective?  
No. The Board is tasked with regulating and licensing home inspectors and associate home inspectors in the Commonwealth. The proposed amendments are associated with design or operational standards and performance standards are not more appropriate.
- Do any other regulations duplicate or conflict with the proposed regulation?  
No. No other regulations are known to duplicate or conflict with this section.
- Does the regulation require small businesses to cooperate with audits, inspections or other regulatory enforcement activities?  
Yes. The Board does not license businesses. However, individual licensees of the Board are currently subject to regulatory enforcement activities in order to ensure that the standards of the profession are maintained.
- Does the regulation require small businesses to provide educational services to keep up to date with regulatory requirements?  
No. This regulation does not mandate educational services to keep up to date with regulatory requirements. Individual licensees are responsible for understanding Board statutes, regulations, and policies pertaining to the home inspector profession.

- Is the regulation likely to deter the formation of small businesses in Massachusetts?  
No. This regulation provides definitions of terms used in the regulations promulgated by the Board of Registration of Home Inspectors. Therefore, it would not be anticipated to deter the formation of any businesses.
- Is the regulation likely to encourage the formation of small businesses in Massachusetts?  
No. This regulation provides definitions of terms used in the regulations promulgated by the Board of Registration of Home Inspectors. Therefore, it would not be anticipated to encourage the formation of any businesses.
- Does the regulation provide for less stringent compliance or reporting requirements for small businesses?  
No. This regulation provides definitions of terms used in the regulations promulgated by the Board of Registration of Home Inspectors. These requirements do not alter current compliance or reporting requirements for individual licensees.
- Does the regulation establish less stringent schedules or deadlines for compliance or reporting requirements for small businesses?  
No. This regulation does not include, alter, or amend any schedules or deadlines for compliance or reporting for small businesses.
- Did the agency consolidate or simplify compliance or reporting requirements for small businesses?  
Yes. This regulation provides definitions of terms used in the regulations promulgated by the Board of Registration of Home Inspectors. In amending the definition of the term “Supervisor,” compliance is simplified for individual licensees (not businesses, which are not licensed by the Board), in that it clarifies that the Board does not provide approval of the Supervisor.
- Can performance standards for small businesses replace design or operational standards without hindering delivery of the regulatory objective?  
No, performance standards cannot replace design or operational standards without hindering delivery of the regulatory objective as it imposes specific definitions of terms used in the Board’s regulations. The proposed amendment to the regulatory definition of the term “Supervisor” does eliminate a design/operational standard by removing the requirement for Board approval and clarifying the term’s definition. Eliminating that requirement does not hinder the regulatory objective.
- Are there alternative regulatory methods that would minimize the adverse impact on small businesses?  
No. The Board is tasked with imposing licensure requirements upon applicants seeking licensure based upon the standards of the home inspector profession. There are no alternative regulatory methods available that achieve that objective.

## **Small Business Impact Statement**

*(As required by M.G.L. c. 30A §§ 2, 3 & 5)*

### **CMR No: 266 CMR 3.00: Procedure for Registration**

**Estimate of the Number of Small Businesses Impacted by the Regulation:** The Board does not issue licenses to businesses. However, there are approximately 450 fully licensed home inspectors who are permitted to operate their own home inspection business (as opposed to home inspector associates).

- Will small businesses have to create, file, or issue additional reports?  
No. This regulation does not create an additional reporting requirement.
- Will small businesses have to implement additional recordkeeping procedures?  
No. This regulation does not mandate additional recordkeeping.
- Will small businesses have to provide additional administrative oversight?  
No. This regulation is not being amended to create additional administrative oversight.
- Will small businesses have to hire additional employees in order to comply with the proposed regulation?  
No. This regulation does not create regulatory burdens requiring the hiring of additional employees.
- Does compliance with the regulation require small businesses to hire other professionals (e.g. a lawyer, accountant, engineer, etc.)?  
No. This regulation does not create regulatory burdens requiring the hiring of other professionals.
- Does the regulation require small businesses to purchase a product or make any other capital investments in order to comply with the regulation?  
No. This regulation does not mandate purchasing a product or making other investments.
- Are performance standards more appropriate than design/operational standards to accomplish the regulatory objective?  
No. The Board is tasked with regulating and licensing home inspectors and associate home inspectors in the Commonwealth. The proposed amendments are associated with design or operational standards and performance standards are not more appropriate.
- Do any other regulations duplicate or conflict with the proposed regulation?  
No. No other regulations are known to duplicate or conflict with this section.
- Does the regulation require small businesses to cooperate with audits, inspections or other regulatory enforcement activities?  
Yes. The Board does not license businesses. However, individual licensees of the Board are currently subject to regulatory enforcement activities in order to ensure that the standards of the profession are maintained.
- Does the regulation require small businesses to provide educational services to keep up to date with regulatory requirements?  
No. This regulation does not mandate educational services to keep up to date with regulatory requirements. Individual licensees are responsible for understanding Board statutes, regulations, and policies pertaining to the home inspector profession.

- Is the regulation likely to deter the formation of small businesses in Massachusetts?  
No. This regulation outlines the requirements for the registration of home inspectors. Therefore, it would not be anticipated to deter the formation of any businesses.
- Is the regulation likely to encourage the formation of small businesses in Massachusetts?  
Yes. This regulation amendment may increase the pool of licensed home inspectors who would then be eligible to form small businesses engaged in the practice of home inspection, by increasing the window of time during which those with a lapsed license may avail themselves of a streamlined reinstatement process.
- Does the regulation provide for less stringent compliance or reporting requirements for small businesses?  
This regulation outlines the requirements for the registration of home inspectors, not businesses. Rather than impose less stringent compliance or reporting requirements on individuals, it places a slightly more stringent compliance requirement on applicants for licensure by adding qualifications that must be met and attested to by their chosen Supervisor.
- Does the regulation establish less stringent schedules or deadlines for compliance or reporting requirements for small businesses?  
No. This regulation does not include, alter, or amend any schedules or deadlines for compliance or reporting for small businesses.
- Did the agency consolidate or simplify compliance or reporting requirements for small businesses?  
Yes. This regulation outlines the requirements for the registration of home inspectors, and the proposed amendments simplify compliance requirements for certain individuals with lapsed licenses looking to reinstate their licensure.
- Can performance standards for small businesses replace design or operational standards without hindering delivery of the regulatory objective?
- No, performance standards cannot replace design or operational standards without hindering delivery of the regulatory objective as the regulation imposes specific requirements that must be met for licensure.
- Are there alternative regulatory methods that would minimize the adverse impact on small businesses?  
No. The Board is tasked with imposing licensure requirements upon those seeking licensure as home inspectors. There are no alternative regulatory methods available in order to achieve that objective.

## **Small Business Impact Statement**

*(As required by M.G.L. c. 30A §§ 2, 3 & 5)*

### **CMR No: 266 CMR 4.00: Associate Home Inspector Training Program Requirements**

**Estimate of the Number of Small Businesses Impacted by the Regulation:** The Board does not issue licenses to businesses. However, there are approximately 450 fully licensed home inspectors who are permitted to operate their own home inspection business (as opposed to home inspector associates).

- Will small businesses have to create, file, or issue additional reports?  
No. This regulation does not create an additional reporting requirement.
- Will small businesses have to implement additional recordkeeping procedures?  
No. This regulation does not mandate additional recordkeeping.
- Will small businesses have to provide additional administrative oversight?  
No. This regulation is not being amended to create additional administrative oversight.
- Will small businesses have to hire additional employees in order to comply with the proposed regulation?  
No. This regulation does not create regulatory burdens requiring the hiring of additional employees.
- Does compliance with the regulation require small businesses to hire other professionals (e.g. a lawyer, accountant, engineer, etc.)?  
No. This regulation does not create regulatory burdens requiring the hiring of other professionals.
- Does the regulation require small businesses to purchase a product or make any other capital investments in order to comply with the regulation?  
No. This regulation does not mandate purchasing a product or making other investments.
- Are performance standards more appropriate than design/operational standards to accomplish the regulatory objective?  
No. The Board is tasked with regulating and licensing home inspectors and associate home inspectors in the Commonwealth. The proposed amendments are associated with design or operational standards and performance standards are not more appropriate.
- Do any other regulations duplicate or conflict with the proposed regulation?  
No. No other regulations are known to duplicate or conflict with this section.
- Does the regulation require small businesses to cooperate with audits, inspections or other regulatory enforcement activities?  
Yes. The Board does not license businesses. However, individual licensees of the Board are currently subject to regulatory enforcement activities in order to ensure that the standards of the profession are maintained.
- Does the regulation require small businesses to provide educational services to keep up to date with regulatory requirements?  
No. This regulation does not mandate educational services to keep up to date with regulatory requirements. Individual licensees are responsible for understanding Board statutes, regulations, and policies pertaining to the home inspection profession.

- Is the regulation likely to deter the formation of small businesses in Massachusetts?  
No. This regulation outlines training requirements for associate home inspectors and trainees. Therefore, it would not be anticipated to deter the formation of any businesses.
- Is the regulation likely to encourage the formation of small businesses in Massachusetts?  
No. This regulation outlines training requirements for associate home inspectors and trainees. Therefore, it would not be anticipated to encourage the formation of any businesses.
- Does the regulation provide for less stringent compliance or reporting requirements for small businesses?  
This regulation outlines training requirements for associate home inspectors and trainees. It does not provide for less stringent compliance or reporting requirements for small businesses.
- Does the regulation establish less stringent schedules or deadlines for compliance or reporting requirements for small businesses?  
No. This regulation does not include, alter, or amend any schedules or deadlines for compliance or reporting for small businesses.
- Did the agency consolidate or simplify compliance or reporting requirements for small businesses?  
Yes. This regulation outlines training requirements for associate home inspectors and trainees. The proposed amendments simplify compliance requirements for applicants for licensure, by clarifying the Supervisor's duty to certify the applicant's statements pertaining to training and inspections performed while under the supervision of the Supervisor, irrespective of a request by the applicant.
- Can performance standards for small businesses replace design or operational standards without hindering delivery of the regulatory objective?  
No, performance standards cannot replace design or operational standards without hindering delivery of the regulatory objective as the regulation imposes specific requirements that must be met for licensure.
- Are there alternative regulatory methods that would minimize the adverse impact on small businesses?  
No. The Board is tasked with imposing licensure requirements upon those seeking licensure in the home inspection profession. There are no alternative regulatory methods available in order to achieve that objective.

## Small Business Impact Statement

*(As required by M.G.L. c. 30A §§ 2, 3 & 5)*

### **CMR No: 266 CMR 6.00: Standards of Practice**

**Estimate of the Number of Small Businesses Impacted by the Regulation:** The Board does not issue licenses to businesses. However, there are approximately 450 fully licensed home inspectors who are permitted to operate their own home inspection business (as opposed to home inspector associates).

- Will small businesses have to create, file, or issue additional reports?  
No. This regulation does not create an additional reporting requirement.
- Will small businesses have to implement additional recordkeeping procedures?  
No. This regulation does not mandate additional recordkeeping.
- Will small businesses have to provide additional administrative oversight?  
No. This regulation is not being amended to create additional administrative oversight.
- Will small businesses have to hire additional employees in order to comply with the proposed regulation?  
No. This regulation does not create regulatory burdens requiring the hiring of additional employees.
- Does compliance with the regulation require small businesses to hire other professionals (e.g. a lawyer, accountant, engineer, etc.)?  
No. This regulation does not create regulatory burdens requiring the hiring of other professionals.
- Does the regulation require small businesses to purchase a product or make any other capital investments in order to comply with the regulation?  
No. This regulation does not mandate purchasing a product or making other investments.
- Are performance standards more appropriate than design/operational standards to accomplish the regulatory objective?  
No. The Board is tasked with regulating and licensing home inspectors in the Commonwealth. The proposed amendments are associated with design or operational standards as they provide specific objectives that must be met for licensure.
- Do any other regulations duplicate or conflict with the proposed regulation?  
No. No other regulations are known to duplicate or conflict with this section.
- Does the regulation require small businesses to cooperate with audits, inspections or other regulatory enforcement activities?  
Yes. The Board does not license businesses. However, individual licensees of the Board are currently subject to regulatory enforcement activities in order to ensure that the standards of the profession are maintained.
- Does the regulation require small businesses to provide educational services to keep up to date with regulatory requirements?  
No. This regulation does not mandate educational services to keep up to date with regulatory requirements. Individual licensees are responsible for understanding Board statutes, regulations, and policies pertaining to the home inspection profession.



- Is the regulation likely to deter the formation of small businesses in Massachusetts?  
No This regulation is not likely to deter the formation of any businesses.
- Is the regulation likely to encourage the formation of small businesses in Massachusetts?  
No.
- Does the regulation provide for less stringent compliance or reporting requirements for small businesses?  
This regulation outlines training requirements for associate home inspectors and trainees. It does not provide for less stringent compliance or reporting requirements for small businesses.
- Does the regulation establish less stringent schedules or deadlines for compliance or reporting requirements for small businesses?  
No. This regulation does not include, alter, or amend any schedules or deadlines for compliance or reporting for small businesses.
- Did the agency consolidate or simplify compliance or reporting requirements for small businesses?  
No. This regulation does not consolidate or simplify compliance or reporting requirements.
- Can performance standards for small businesses replace design or operational standards without hindering delivery of the regulatory objective?  
No, performance standards cannot replace design or operational standards without hindering delivery of the regulatory objective, as the regulation imposes specific requirements that must be adhered to in order for a home inspection to meet the Board's standards of practice.
- Are there alternative regulatory methods that would minimize the adverse impact on small businesses?  
No. The Board is tasked with imposing practice requirements upon those practicing in the home inspection profession. There are no alternative regulatory methods available that achieve that objective.

## **Small Business Impact Statement**

*(As required by M.G.L. c. 30A §§ 2, 3 & 5)*

### **CMR No: 266 CMR 11.00: Insurance Requirements for Limited Liability Corporations and Limited Liability Partnerships**

**Estimate of the Number of Small Businesses Impacted by the Regulation:** The Board does not issue licenses to businesses. However, there are approximately 450 fully licensed home inspectors who are permitted to operate their own home inspection business (as opposed to home inspector associates).

- Will small businesses have to create, file, or issue additional reports?  
No. This regulation does not create an additional reporting requirement.
- Will small businesses have to implement additional recordkeeping procedures?  
No. This regulation does not mandate additional recordkeeping.
- Will small businesses have to provide additional administrative oversight?  
No. This regulation is not being amended to create additional administrative oversight.
- Will small businesses have to hire additional employees in order to comply with the proposed regulation?  
No. This regulation does not create regulatory burdens requiring the hiring of additional employees.
- Does compliance with the regulation require small businesses to hire other professionals (e.g. a lawyer, accountant, engineer, etc.)?  
No. This regulation does not create regulatory burdens requiring the hiring of other professionals.
- Does the regulation require small businesses to purchase a product or make any other capital investments in order to comply with the regulation?  
No. This regulation does not mandate purchasing a product or making other investments.
- Are performance standards more appropriate than design/operational standards to accomplish the regulatory objective?  
No. The Board is tasked with regulating and licensing home inspectors in the Commonwealth. The proposed amendments are associated with design or operational standards as they provide specific objectives that must be met for licensure.
- Do any other regulations duplicate or conflict with the proposed regulation?  
No. No other regulations are known to duplicate or conflict with this section.
- Does the regulation require small businesses to cooperate with audits, inspections or other regulatory enforcement activities?  
Yes. The Board does not license businesses. However, this chapter currently imposes insurance requirements on LLCs and LLPs, and the proposed amendments clarify the set of business representatives that may be required to provide proof of such insurance, at the time of the individual's application for licensure, upon renewal thereof, or at the request by the Board.
- Does the regulation require small businesses to provide educational services to keep up to date with regulatory requirements?

No. This regulation does not mandate educational services to keep up to date with regulatory requirements. Individual licensees are responsible for understanding Board statutes, regulations, and policies pertaining to the home inspection profession.

- Is the regulation likely to deter the formation of small businesses in Massachusetts?  
No. This regulation is not likely to deter the formation of any businesses.
- Is the regulation likely to encourage the formation of small businesses in Massachusetts?  
No.
- Does the regulation provide for less stringent compliance or reporting requirements for small businesses?  
No. This regulation does not provide for less stringent compliance or reporting requirements.
- Does the regulation establish less stringent schedules or deadlines for compliance or reporting requirements for small businesses?  
No. This regulation does not include, alter, or amend any schedules or deadlines for compliance or reporting for small businesses.
- Did the agency consolidate or simplify compliance or reporting requirements for small businesses?  
No. This regulation does not consolidate or simplify compliance or reporting requirements.
- Can performance standards for small businesses replace design or operational standards without hindering delivery of the regulatory objective?  
No, performance standards cannot replace design or operational standards without hindering delivery of the regulatory objective, as the regulation imposes specific insurance requirements for the protection of consumers of home inspection services.
- Are there alternative regulatory methods that would minimize the adverse impact on small businesses?  
No. The Board is tasked with imposing requirements upon those practicing in the home inspection profession. There are no alternative regulatory methods available that achieve that objective.