



STATE OF ILLINOIS  
EXECUTIVE OFFICE OF THE GOVERNOR  
SPRINGFIELD 62706

**JB PRITZKER**  
GOVERNOR

March 18, 2021

To the Honorable Members of the Illinois General Assembly:

In compliance with the requirements set forth in the Illinois Regulatory Sunset Act (5 ILCS 80), my office has conducted a review of the Illinois Home Inspector License Act (225 ILCS 441), which is scheduled to sunset on January 1, 2022. As a result of this review, it is recommended to the General Assembly that:

The Illinois Home Inspector License Act (225 ILCS 441) should be continued with the following modifications to its existing statutory and administrative rule framework.

- Add language allowing for citations as an alternative disciplinary tool for continuing education deficiencies. This will allow for more efficient enforcement provisions.
- Add a definition of "Email address of record," standardizing IDFPR's initiative to become more efficient and paperless.

For many people, buying a home arguably represents the single largest purchase they will ever make. Home inspectors prepare detailed written evaluations of the property, ensuring standards of quality and uniformity in the inspections and subsequent reports ensures that any material defects in a property which pose a direct harm to the health or safety of an occupant or the value of the property are correctly identified. This allows corrective action to be taken before harm occurs.

There is currently not sufficient evidence to suggest that the burdens imposed by regulation outweigh the benefits to the health, safety and welfare of the people of Illinois in continuing the regulation of this profession. Consequently, the continuation of this regulation is necessary to ensure the health, safety and welfare of the people of Illinois.

The full report provided by the Governor's Office of Management and Budget is provided as reference.

Very Sincerely and Respectfully,  
JB Pritzker  
Governor