



Dear Legislator,

Recently in Massachusetts (House Bill H.245, and Senate Bill S.197) were introduced with the aim to curb the practice of enticing home buyers to waive their right to a home inspection as a stipulation to their offer to purchase a home. The bills have gained the support of the home inspection industry in MA, and as of 9/1/2023, similar legislation is being pursued in New York.

The CT Association of Home Inspectors (CAHI) and The Coastal CT Chapter of the American Society of Home Inspectors (ASHI) are partnering to raise awareness of the MA bill in an effort to get similar legislation passed in CT. As leaders in the home inspection industry in CT, CAHI and ASHI recognize the importance of this bill and it's intent to protect consumers in CT. Together, CAHI and ASHI leadership is asking for your support in drafting similar legislation in CT.

What the Massachusetts Bill Does:

- Remove the Home Inspection Contingency from the offer to purchase form.
- Allow a Homebuyer to get a home inspection within 10 days of the accepted offer.
- Guarantee the right to a home inspection.
- Include a clause that allows the purchaser to revoke their offer to purchase if the condition of the property requires repairs greater than the amount included in the offer.
- It does **NOT** require a home inspection.

More information on this important legislation can be found at: ctinspectors.com or coastalctashi.org

CAHI And Coastal CT ASHI would greatly appreciate your support in helping to draft similar legislation for CT. To get involved, contact our group leaders at the email address below.

Sincerely,

Stan Bajerski,
President, CT Association
of Home Inspectors
stanbajerski@gmail.com

Marc A. Champagne,
President, Coastal CT
Chapter of ASHI
marc.champagne.ad@gmail.com