

SESSION OF 2003

SUPPLEMENTAL NOTE ON HOUSE BILL NO. 2100

As Amended by House Committee on
Judiciary

Brief*

HB 2100 deals with home inspections of a dwelling or any portion thereof to declare that any agreement or contract in a home inspection involved in a residential real estate transfer which disclaims the home inspectors liability as to any system covered in the report is against public policy and thereby void.

Background

The sponsor appeared in support of the measure. Qualified support was expressed on behalf of the Kansas Trial Lawyers Association. Written support was rendered by the Kansas Building Industry Association. Additional support was offered by the conferee from the Kansas Association of Realtors.

Opposition was stated on behalf of American Residential Inspections and a home inspector from Wichita.

The fiscal note indicates no fiscal impact.

*Supplemental notes are prepared by the Legislative Research Department and do not express legislative intent. The supplemental note and fiscal note for this bill may be accessed on the Internet at <http://www.kslegislature.org/klrd>