



MAURA HEALEY
GOVERNOR

KIM DRISCOLL
LIEUTENANT GOVERNOR

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Division of Occupational Licensure
Board of Registration of Home Inspectors

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SARAH R. WILKINSON
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OCCUPATIONAL LICENSURE

Minutes of Wednesday July 9, 2025

Virtual Meeting via Microsoft Teams

Time: 10:00 a.m.

<p>Members Present: Michael Healy, <i>Industry Member</i> Ronald Rocha, <i>Industry Member</i> Carmen Garcia, <i>Public Member</i></p>	<p>Administrative Staff Present: Keith Gleason, <i>Executive Director</i> Tamara Smith, <i>Program Coordinator</i> Greer Spatz Croxford, <i>General Counsel</i> Richard Holtz, <i>Deputy General Counsel</i> Nirit Eriksson, <i>Board Counsel</i></p>
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INFORMATIONAL NOTE: All votes were taken by roll call. Where a motion is noted to pass unanimously, each member voted in favor.

Call to Order – Chair M. Healy opened the meeting at 10:01 A.M.

1) Vote on Minutes of April 9, 2025

Motion was made by M. Healy, seconded by R. Rocha, and the Board unanimously voted to approve the minutes as presented.

2) Reviewed/Discussed/Voted on Proposed Revisions to Home Inspector Regulations (266 CMR sections 2, 3, 4, 6, & 11)

- General Counsel addressed the Board regarding the Governor’s directive to DOL’s boards to create a landscape where individuals and businesses can not only compete but can thrive in the Commonwealth.
- The boards are to undertake a broad scale review of their regulations with the goal of eliminating outdated requirements to reduce business cost, repeal unnecessary barriers and onerous requirements, and rescind regulations that stifle competition.
- Board Counsel discussed a redline draft of proposed amendments which align with the Governor’s mandate and also include non-substantive edits that clarify the regulations and make them more user-friendly .

After brief discussion by the members on the redlined proposals, A Motion was made by M. Healy, seconded by R. Rocha, and the Board unanimously voted to approve the redlines as presented with the textual change to the section 2.01 definition of Supervisor reworded to “*The Home Inspector, who is licensed in the Commonwealth, who is designated to oversee and supervise the training of an Associate Home Inspector and/or Trainee.*”

- 3) **Executive Director’s Report** – The Executive Director reported that for the next meeting staff will compile a list of CE offerings.
- 4) **Legal Counsel Report** – Counsel reported that the Executive Office of Housing and Livable Communities has promulgated regulations on residential home inspection waivers at 760 CMR 74.00 and the regulations will take effect October 15, 2025.
- 5) **Reviewed Applications for Licensure by Endorsement for approval**

- Benjamin Seck

A Motion was made by M. Healy, seconded by C. Garcia and the members unanimously voted to approve the application.

- 6) **Discussed Matters not reasonably anticipated 48 hours in advance of meeting**
 - Morgan Cohen addressed the Board requesting the procedure for the Board to issue a statement to the Real Estate Board regarding 760 CMR 74
 - Board Counsel responded that these new regulations will be noted at an upcoming Real Estate Board Meeting.
 - Mr. Cohen also spoke regarding the subject of Home Inspector supervisors as he felt the Board should consider setting regulatory requirements and standards for supervisors.

7) **Investigative Conference, Closed Session under MGL c 112, §65C:**

10:42 A.M., M. Healy made a motion, R. Rocha seconded, and the members unanimously VOTED: to enter Investigative Conference.

The Board took the following actions during Investigative Conference:

Docket	Decision
2025-000078-IT-ENF	Dismiss

- 8) **Adjournment** the next scheduled meeting is October 8th, 2025 - M. Healey made a motion, C. Garcia seconded, and it was unanimously voted to adjourn the meeting at 11:01 A.M.

List of Documents:

1. *Agenda*
2. *Draft Minutes of the meeting April 9, 2025*
3. *Governor Maura Healey letter to the chair*
4. *Redline Draft of proposed amendments to 266 CMR*
5. *Application by endorsement Ben Seck*