

Draft Regulation

Building Act
(chapter B-1.1)

Act mainly to regulate building inspections and divided co-ownership, to replace the name and improve the rules of operation of the Régie du logement and to amend the Act respecting the Société d'habitation du Québec and various legislative provisions concerning municipal affairs (2019, chapter 28)

Residential building inspections

Notice is hereby given, in accordance with sections 10 and 11 of the Regulations Act (chapter R-18.1), that the Regulation respecting the regulation of residential building inspections, appearing below, may be approved by the Government, with or without amendment, on the expiry of 45 days following this publication.

The draft Regulation regulates residential building inspections. It provides that persons who act as residential building inspectors must hold a certificate issued by the Régie du bâtiment du Québec.

The draft Regulation sets out the classes of certificate and the terms and conditions for the issue, amendment or renewal of a certificate. It also sets out the obligations of residential building inspectors who hold a certificate, including that of complying with the draft of BNQ Standard 3009-500, Practices for Inspecting a Residential Building, published by the Bureau de normalisation du Québec, and of complying with the rules on continuing education, ethics and conflict of interest.

Lastly, the draft Regulation regulates the form and content of the service contract for residential building inspections.

The draft Regulation should result in implementation costs of \$5,600,905 and recurring annual costs of \$1,468,602 for enterprises.

Further information on the draft Regulation may be obtained by contacting Ian Taillefer, Executive Assistant, Bureau du président-directeur général, Régie du bâtiment du Québec, 800, place D'Youville, 16^e étage, Québec (Québec) G1R 5S3; telephone: 418 473-5013; email: ian.taillefer@rbq.gouv.qc.ca.

Any person wishing to comment on the draft Regulation is requested to submit written comments within the 45-day period to Caroline Hardy, Acting Secretary General and Director of Institutional Affairs, Régie du bâtiment du Québec, 800, place D'Youville, 16^e étage, Québec (Québec) G1R 5S3; email: projet.reglement.commentaires@rbq.gouv.qc.ca.

ANDRÉE LAFOREST

Minister of Municipal Affairs and Housing

Regulation respecting the regulation of residential building inspections

Building Act
(chapter B-1.1, s. 185, pars. 9.2, 19.8, 19.9, 20, 37 and 38, and s. 192)

Act mainly to regulate building inspections and divided co-ownership, to replace the name and improve the rules of operation of the Régie du logement and to amend the Act respecting the Société d'habitation du Québec and various legislative provisions concerning municipal affairs (2019, chapter 28, s. 25, par. 9)

CHAPTER I PRELIMINARY

1. In this Regulation, “BNQ Standard 3009-500” means the draft of BNQ Standard 3009-500, Practices for Inspecting a Residential Building, published by the Bureau de normalisation du Québec, including any subsequent amendments made to that edition.

Despite the foregoing, the amendments and editions published after (*insert the date of coming into force of this Regulation*) apply only from the last day of the sixth month following the date of publication of the French and English versions of the texts. Where those versions are not published at the same time, the time limit runs from the date of publication of the last version.

2. In this Regulation, unless the context indicates otherwise, “residential building” has the meaning assigned by BNQ Standard 3009-500.

In addition,

“client” means a person who entrusts the inspection of a residential building to a residential building inspector and who is an applicant within the meaning of BNQ Standard 3009-500. A residential building inspector who entrusts the inspection of such a building to another residential building inspector is considered to be a client; (*client*)

“residential building inspector” means a natural person who carries out any of the activities required for the inspection of a residential building provided for in BNQ Standard 3009-500. (*inspecteur en bâtiment d’habitation*)

CHAPTER II RESIDENTIAL BUILDING INSPECTOR CERTIFICATE

DIVISION I CLASSES OF CERTIFICATE

3. A natural person acting as a residential building inspector must hold a residential building inspector certificate, including the appropriate class, issued by the Régie du bâtiment du Québec.

The requirement provided for in the first paragraph applies, whatever the context in which the natural person performs the duties, whether as part of a sole proprietorship or for a partnership or legal person, and the person acts as an employee or otherwise.

4. A certificate may be a class 1 or class 2.

A class 1 certificate allows its holder to act as a residential building inspector in respect of category 1 residential buildings defined in BNQ Standard 3009-500.

A class 2 certificate allows its holder to act as a residential building inspector in respect of any residential building.

DIVISION II TERMS AND CONDITIONS FOR ISSUE, AMENDMENT AND RENEWAL

5. The following conditions must be met for the issue of a residential building inspector certificate:

(1) in the case of a class 1 certificate, have successfully completed a college certification program in residential building inspection based on the learning of any edition of BNQ Standard 3009-500;

(2) in the case of a class 2 certificate, meet the condition provided for in subparagraph 1, have 2 years of experience in the inspection of category 1 residential buildings defined in BNQ Standard 3009-500 after obtaining a class 1 certificate and successfully completing a specialized college certification in category 2 residential building inspection defined in BNQ Standard 3009-500 offered by a general and vocational college established under the General and Vocational Colleges Act (chapter C-29) or by an educational institution dispensing general instructional services at the college level referred to in the Act respecting private education (chapter E-9.1);

(3) be covered for the period of validity of the certificate, and specifically for the duties of residential building inspector, by a general liability insurance contract and an errors and omissions professional liability insurance contract, each including a minimum coverage of \$1,000,000 per claim in the case of a class 1 certificate and \$2,000,000 per claim in the case of a class 2 certificate;

(4) file with the Board an application meeting the requirements provided for in section 6.

Subparagraphs 1 and 2 of the first paragraph do not apply to a natural person who holds an accreditation issued by another Canadian province or by a Canadian territory, authorizing the person to act as residential building inspector. The person must, however, successfully complete the *Formation sur les règles applicables en inspection de bâtiments d’habitation de catégorie 1*, for the issue of a class 1 certificate, and the *Formation sur les règles applicables en inspection de bâtiments d’habitation de catégorie 2*, for the issue of a class 2 certificate, offered on the Board’s website.

Each insurance contract provided for in subparagraph 3 of the first paragraph must include a clause under which the insurer may not terminate or amend the policy before the end of the period initially provided for its validity, unless the insurer notifies the Board in writing at least 60 days in advance of its intention. It must also provide that the costs, expenses and interest referred to in the second paragraph of article 2503 of the Civil Code are borne by the insurer.

6. A natural person who applies for the issue, renewal or amendment of a residential building inspector certificate must provide the Board, using the form prescribed and made public by the Board, the following information and documents:

Contact and basic information

(1) name, date of birth and personal contact information, namely, the domicile address, telephone number and email address, the contact information of any establishment where the person intends to carry on the functions of residential building inspector, namely, the address, telephone number and email address used as part of the functions of residential building inspector;

(2) if the person is or has been in the 5 years preceding the application a member of a professional order constituted in accordance with the Professional Code (chapter C-26), the name of the order and the person’s membership number;

(3) the class of the certificate the person wishes to obtain;

Professional qualification and continuing education

(4) any of the following documents demonstrating the person's professional qualification:

(a) for a class 1 certificate, a copy of an attestation of college studies issued by a general and vocational college established under the General and Vocational Colleges Act (chapter C-29) or by an educational institution dispensing general instructional services at the college level referred to in the Act respecting private education (chapter E-9.1), confirming the successful completion of the program referred to in subparagraph 1 of the first paragraph of section 5, or, if the document has not yet been issued, a college studies record indicating that the program is completed and the certification obtained is an attestation of college studies;

(b) for a class 2 certificate, a copy of any of the documents referred to in subparagraph *a*, as the case may be, and a copy of an attestation of successful completion of the specialized college certification referred to in subparagraph 2 of the first paragraph of section 5;

(5) for an application for the issue of a certificate made within less than 2 years after the end of the validity of the preceding certificate, a copy of the continuing education certificates demonstrating that the applicant has completed the number of hours of continuing education provided for in Division IV of Chapter III of this Regulation that would have applied if the certificate had remained in force;

(6) where the application for issue is made within 2 years or more after the end of the validity of the preceding certificate, a copy of an attestation of successful completion of the *Formation sur la mise à niveau des inspecteurs d'un bâtiment d'habitation*, offered by a general and vocational college established under the General and Vocational Colleges Act (chapter C-29) or by an educational institution dispensing general instructional services at the college level referred to in the Act respecting private education (chapter E-9.1);

Financial guarantees

(7) an attestation by an insurer authorized to carry on insurer activities in Québec, provided using the form prescribed and made public by the Board, and under which the person is covered by a general liability insurance contract and an errors and omissions professional liability insurance contract that meet the requirements provided for in this Regulation, and the policy number for each insurance;

Bankruptcy

(8) in the case of personal bankruptcy, the date of the bankruptcy;

Convictions

(9) a declaration indicating that the person has been convicted by a court in Canada or by a foreign court, in the 5 years preceding the application, of an offence under a fiscal law or an indictable offence, or proof of pardon, if applicable;

(10) a declaration indicating that the person has been convicted of an offence under the Consumer Protection Act (chapter P-40.1);

Recognition and certification

(11) a recognition that the person must comply with the requirements set out in BNQ Standard 3009-500 when acting as residential building inspector;

(12) a certification that the information and documents provided under this section are true.

Despite the first paragraph, when applying for the renewal or amendment of a certificate, the information or document referred to in subparagraphs 1 to 5 of the first paragraph that has already been provided to the Board need not be sent again if the natural person filing the application certifies that the information or document is still accurate.

Subparagraphs *a* and *b* of subparagraph 4 of the first paragraph do not apply to a natural person who holds an accreditation issued in another Canadian province or in a Canadian territory, authorizing the person to act as residential building inspector. The person must, however, provide a copy of the accreditation and a certificate of successful completion of the training provided for in the second paragraph of section 5;

7. An application for the issue, amendment or renewal of a certificate is deemed received only if it is signed, contains all the information and documents required under section 6 and is accompanied by the duties and fees payable provided for in section 9.

8. The holder of a certificate who applies for its renewal must send to the Board, at least 30 days before the end of the validity period of the certificate, provided for in section 13, an application for renewal that meets the requirements set out in section 6. The application may be sent by any means providing the natural person who is applying with proof of receipt by the Board.

Where the Board receives within the period provided for in the first paragraph an application for renewal complying with all the requirements set out in that paragraph, the certificate remains valid until the ruling of the Board on the application for renewal.

DIVISION III DUTIES AND FEES

9. The duties and fees payable for the issue, amendment or renewal of a certificate are the following:

TYPE OF APPLICATION	DUTIES	FEES
(1) application for the issue of a class 1 certificate	\$389	\$467
(2) application for the issue of a class 2 certificate	\$583	\$467
(3) application for the amendment of a class 1 certificate, to provide, by replacement, for the class 2	\$194	\$46
(4) application for the amendment of a class 2 certificate, to provide, by replacement, for the class 1	Reimbursement up to the amount of the duties provided for in subparagraph 3, in proportion to the number of months to elapse between the date of the amendment and the date of the end of the validity period of the certificate	\$46
(5) application for the renewal of a class 1 certificate, without amendment to the class	\$389	\$184
(6) application for the renewal of a class 1 certificate, with an application to provide, by replacement, for the class 2	\$583	\$184
(7) application for the renewal of a class 2 certificate, without amendment to the class	\$583	\$184
(8) application for the renewal of a class 2 certificate, with an application to provide, by replacement, for the class 1	\$389	\$184
(9) application for the review of a ruling of the Board on the issue, amendment, renewal, suspension or cancellation of a certificate		\$358
(10) replacement of the laminated pocket-size certificate on the application of the holder		\$46

Despite the first paragraph, the duties payable are established in proportion to the number of months for which the certificate is valid where the certificate is amended for a period of less than 1 year. A part of a month is considered a full month.

10. The fees payable under subparagraphs 1 to 4 and 10 of the first paragraph of section 9 are doubled if priority processing is requested.

Where an application may not be processed within 30 days, the Board reimburses the difference between the fees provided for in section 9 and those provided for in the first paragraph.

11. The duties payable under section 9 are reimbursed if the Board refuses to issue, amend or renew a certificate. They are not reimbursed if the certificate is suspended or cancelled by the Board or if the holder relinquishes the certificate.

12. The fees payable under section 9 are reimbursed by the Board when the Board allows an application for a review of a ruling.

DIVISION IV TERM, CONTENT AND OWNERSHIP OF A CERTIFICATE

13. A certificate is valid for a period of 1 year, subject to the provisions of the second paragraph of section 8.

It is issued using a plastic medium that is replaced by the Board every 4 years.

14. The certificate includes the name and contact information of the holder, and the certificate number, including the class number.

In addition, it specifies the date of issue of the certificate, the date on which it must be renewed annually and the date of the end of the validity of the plastic medium on which it is issued.

It also includes the signature of the president and chief executive officer or a vice-president and that of the secretary of the Board.

15. The Board retains ownership of the certificate.

The holder of the certificate may not transfer the certificate.

The holder of the certificate, when no longer entitled to the certificate, must return it immediately to the Board. The same applies when an amendment must be indicated on a certificate. If the holder fails to return the certificate, the Board may confiscate it.

CHAPTER III OBLIGATIONS OF THE CERTIFICATE HOLDER

DIVISION I STANDARD OF PRACTICE

16. The holder of a certificate must comply with the requirements set out in BNQ Standard 3009-500 at each step of an inspection, including the preparation of the inspections, the drafting of the inspection report and the preservation of the record.

DIVISION II ETHICS AND CONFLICT OF INTEREST

17. The holder of a certificate must act with honesty and loyalty in the best interest of the client and avoid placing himself or herself in a position where personal interest is in conflict with that of the client.

Without restricting the generality of the preceding paragraph, the holder of a certificate is in conflict of interest when the interests concerned are such as might lead the holder to favour certain of them over those of the client or the holder's judgment or loyalty toward the latter may be affected.

As soon as the holder ascertains that he or she is in a situation of apparent conflict of interest, the holder must notify the client in writing and ask the client if the client allows the holder to act or continue to act. The holder may not carry out an inspection without that written disclosure and without the client's written consent.

18. The holder of a certificate must ask at the first opportunity the name and contact information of any person acting as intermediary under the Real Estate Brokerage Act (chapter C-73.2) with respect to the residential building to be inspected.

Before entering into a service contract with respect to the inspection of a residential building, the holder must notify the client in writing if the holder has signed, within the 30 preceding days, an inspection report in respect of a residential building for which a person referred to in the first paragraph has acted as intermediary.

19. The holder of a certificate who observes that an intervention is required to remedy a problem detected during the inspection must refuse to offer the goods or services required for that purpose.

The holder must, if the holder wishes to provide the client with the name of an enterprise that may offer the goods or services required to remedy the problem, provide a list of at least 2 enterprises offering such goods or services.

The holder cannot make an estimation of the costs required for such an intervention.

20. The holder of a certificate may not give a contract for the inspection of a residential building to a person who does not hold such a certificate, or who holds a certificate that does not have the appropriate class.

21. A subcontractor of a service contract relating to the inspection of a residential building may not entrust the inspection to another inspector.

22. The holder of a certificate may not use the name of another person who holds such a certificate nor use that person's certificate number.

DIVISION III STANDARD SERVICE CONTRACT AND ITS CONTENT

23. The holder of a certificate must enter into a service contract, in writing with the client, and use, for that purpose, the standard contract made public by the Board.

The form and content of the contract must comply with the requirements provided for in sections 23 to 32.

The parties may add clauses to the standard contract. Despite the foregoing, any clause of the contract that is inconsistent with this Regulation is absolutely null.

24. Regardless of the medium used for the contract, the holder of the certificate must send a signed copy to the client.

25. The pages of the contract must be numbered and include space for the initials of the parties.

26. The parties must sign the last page of the contract after all the stipulations. The signature may be handwritten or digital.

A residential building inspector who is a party to the contract must sign it in his or her own name and, if applicable, in the name of the partnership or legal person for which the inspector acts as residential building inspector.

Each page of the contract and any clause that is added must be initialled by the parties.

27. If the inspection is carried out under a contract for the sale of an immovable, the service contract must indicate the name of the person who acted as intermediary under the Real Estate Brokerage Act (chapter C-73.2), the person's contact information and the name of the real estate agency for which the person is acting, if applicable.

28. The contract must include the following information regarding the identity of the parties:

(1) the client's name, address, telephone number and any email address;

(2) the name of every residential building inspector who is a party to the contract, the number of the inspector's certificate issued by the Board, and the address, telephone number of the establishment where the inspector carries on the duties of residential building inspector, the fax number of the establishment, if applicable, and the email address used as part of the functions of residential building inspector;

(3) the name and complete contact information of the sole proprietorship, partnership or legal person on whose behalf the client or residential building inspector contracts;

(4) the numbers of the general liability and errors and omissions professional liability insurance policies in force that are required for the category of residential building covered by the inspection and the name of every insurer, for every residential building inspector signing the contract.

29. The contract must include the following information respecting the residential building to be inspected:

(1) the complete address of the residential building concerned;

(2) the name of the building's owner at the time of the inspection, the owner's address, telephone number and any email address;

(3) the category of the residential building that is the subject of the inspection.

30. The contract must include in particular the following obligations of the residential building inspector:

(1) inspect the residential building concerned in accordance with the requirements set out in BNQ Standard 3009-500 and indicate, considering section 1, the applicable edition of the standard;

(2) notify the client if the inspector has signed, within the preceding 30 days, an inspection report in respect of a residential building for which a person referred to in the first paragraph of section 18 has acted as intermediary;

(3) inform the client of the scope and limitations of the inspection listed in Appendix A to BNQ Standard 3009-500;

(4) inform the client of the advantages and costs associated with the inspection of the common portions of a category 2 residential building defined in BNQ Standard 3009-500 in divided co-ownership to help the client decide whether to have those common portions inspected;

(5) inform the client that it is advisable that the client be present during the inspection;

(6) enter into a separate contract for each additional service, as defined in BNQ Standard 3009-500, and where the contract is entered into at the same time as the inspection contract, indicate that fact in the contract;

(7) ask a duly authorized representative of the co-ownership syndicate to complete, where the common portions of a divided co-ownership are the subject of an inspection, Appendix B to BNQ Standard 3009-500, and in the case of the refusal of the duly authorized representative of the co-ownership syndicate, enter the refusal in the inspection report;

(8) inspect the residential building concerned on the date and at the time agreed to in the contract;

(9) implement the various means to assess the general state of part or all of a residential building, in particular by a careful examination of the systems and components accessible, observable and installed permanently, on the adjacent structures and on elements likely to damage the residential building;

(10) bring to the attention of the client, if present during the inspection, visible defects identified by the inspection and signs of major defects observed, and indicate such defects in the inspection report;

(11) inform the client, in the case of a pre-purchase inspection, that it is advisable to read the inspection report before making a decision regarding the purchase of the residential building;

(12) draw up the inspection report whose content is provided for in BNQ Standard 3009-500, in the form of a descriptive text, using a simple, explicit and unambiguous language, and based on the information available in the documents provided by the client and the objective evidence collected during the inspection;

(13) provide the inspection report to the client within the period indicated in the contract;

(14) not entrust to a subcontractor the carrying out of a service contract regarding the inspection of a residential building already obtained from another inspector;

(15) not limit personal liability;

(16) not give to a third person a copy of the inspection report or any other document that is part of the record related to the inspection, unless the client has given written prior consent.

The provision in Division II of this Chapter respecting ethics and conflict of interest must appear in the contract.

31. The contract must indicate that a residential building inspector who is a party to the contract and, where applicable, the partnership or person for which the inspector carries on duties, are solidarily responsible for the obligations provided for therein and those provided for in this Regulation.

32. The contract must include the following obligations of the client:

(1) pay the fees provided for in the contract increased by the applicable taxes according to the terms set out in the contract;

(2) provide to the inspector, before the date and time agreed to for the inspection, all the documents and information that the client has obtained from the seller concerning the residential building concerned and that are useful for the inspection.

DIVISION IV **CONTINUING EDUCATION**

33. The holder of a certificate must complete 20 hours of continuing education per 2-year reference period.

The training required under the first paragraph must be related to the functions of residential building inspector.

The first reference period begins on 1 October 2027.

34. When a new edition of BNQ Standard 3009-500 is published by the Bureau de normalisation du Québec and training is offered on the new edition, the holder must undergo the training in the reference period following the publication of the new edition.

35. As of the date of issue of the first certificate, the holder must take part in continuing education activities for an equivalent number of hours in proportion to the number of remaining months for the reference period in progress.

36. The holder of a certificate who has met the continuing education requirements for a reference period may postpone a maximum of 4 excess hours of training to the subsequent period of reference.

37. Despite the suspension of the certificate, the continuing education requirements provided for in this Division continue to apply. They also apply to a person who has previously held a certificate and who applies to obtain a new certificate within less than 2 years from the end of the validity of the certificate.

38. The holder of a certificate is responsible for sending to the Board, using an electronic system implemented by the Board, a declaration of continuing education along with a copy of the attestations of participation issued by the training providers, not later than 90 days after the end of the reference period.

39. The attestations of participation must be kept by the holder of a certificate for 6 years after the end of the reference period during which the training was completed. The attestations must be available for consultation by the Board.

40. The holder of a certificate who maintains the certificate but ceases to act as residential building inspector by reason of illness, accident, pregnancy, maternity, paternity or parental leave or to act as caregiver within the meaning of the Act respecting labour standards (chapter N-1.1) is exempted from the requirements to complete continuing education activities. The exemption is 1 hour of continuing education for each month during which the holder ceased to exercise the functions, but may not exceed 10 hours of continuing education per reference period.

41. The holder of a certificate who fails to meet the continuing education requirements for a reference period, has an additional period of 90 days as of the end of that reference period to remedy the failure.

DIVISION V NOTICE, COMMUNICATION AND PRESERVATION OF DOCUMENTS

42. The holder of a certificate must notify the Board in writing, as soon as possible, of any change to the information or documents the holder has provided under section 6.

43. The holder of a certificate must immediately notify the Board of any problem detected during the inspection and that could constitute a danger to the safety and well-being of the public.

44. The holder of a certificate must indicate in offers and service contracts related to residential building inspection and in inspection reports, the certificate number and the indication “holder of a certificate issued under the Building Act”.

45. The holder of a certificate must, on request, identify himself or herself and show the certificate.

46. The holder of a certificate must send to the client, at the client’s request, a copy of any document that is part of the client’s record in respect of the inspection, constituted of all the documents for which BNQ Standard 3009-500 provides for the requirement to ensure information sustainability on any medium.

47. The holder of a certificate must, in addition to ensuring information sustainability of the documents referred to in section 46 in accordance with the requirements set out in BNQ Standard 3009-500, retain for a period of 6 years any other document related to that client.

48. The holder of a certificate may not, unless the holder has received prior written consent from the client, give to a third person a copy of the inspection report or any other document that is part of the record related to the inspection.

The prohibition provided for in the first paragraph does not apply where the report or document is requested by a person acting under the powers to verify, inspect, supervise or inquire assigned to the holder under an Act, when requested by a public body in the performance of an adjudicative function, or when ordered by a court.

CHAPTER IV OFFENCE

49. Any contravention to any of the provisions of this Regulation, except Division III of Chapter II and Division IV of Chapter III, constitutes an offence.

CHAPTER V TRANSITIONAL AND FINAL

50. Despite section 3, a natural person may, until (*insert the date that occurs 3 years after the date of coming into force of the Regulation*), act as a residential building inspector without holding the certificate required by that section.

51. Despite subparagraph *a* of subparagraph 4 of the first paragraph of section 6, a person who sends to the Board not later than 60 days before (*insert the date that occurs 3 years after the date of coming into force of the Regulation*) an application for the issue of a class 1 certificate including all the other information and documents provided for in that section may show professional qualification by providing any of the following documents:

(1) a copy of a college studies record issued by a general and vocational college established under the General and Vocational Colleges Act (chapter C-29) or issued by a college-level institution referred to in the Act respecting private education (chapter E-9.1) indicating that a college certification program in residential building inspection, that began as of 2020, is completed and the certification obtained is an Attestation of College Studies;

(2) a statement indicating that the person has successfully completed a college certification program in residential building inspection.

The person must also provide a copy of an attestation of successful completion of the *Formation sur la mise à niveau des inspecteurs d’un bâtiment d’habitation*, offered by a general and vocational college established under the General and Vocational Colleges Act (chapter C-29) or by an educational institution dispensing general instructional services at the college level referred to in the Act respecting private education (chapter E-9.1).

52. Despite subparagraph *b* of subparagraph 4 of the first paragraph of section 6, a person who sends to the Board not later than 60 days before (*insert the date that occurs 3 years after the date of coming into force of the Regulation*) an application for the issue of a class 2 certificate including all the other information and documents provided for in that section may show professional qualification by providing any of the following documents:

(1) a copy of the document provided for in subparagraph 1 of the first paragraph of section 51 and an affidavit indicating that the person has accumulated 2 years of experience since the successful completion of the program indicated in the document;

(2) a statement indicating that the person has accumulated, in the 8 years preceding the application, at least 5 years of experience as residential building inspector.

The person must also provide a copy of an attestation of successful completion of the *Formation sur la mise à niveau des inspecteurs d'un bâtiment d'habitation*, offered by a general and vocational college established under the General and Vocational Colleges Act (chapter C-29) or by an educational institution dispensing general instructional services at the college level referred to in the Act respecting private education (chapter E-9.1) and a copy of the attestation of successful completion of the specialized college certification referred to in subparagraph 2 of the first paragraph of section 5.

53. This Regulation comes into force on 1 October 2024, except Division IV of Chapter III, which comes into force on 1 October 2027.

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