



The Voice of the Home Inspection Profession in the Empire State

May, 19th, 2026

RIGHT TO HOME INSPECTION ACT
NYS Bills S8729b and A9629c

MEMORANDUM OF SUPPORT

The New York State Association of Home Inspectors, Inc. is dedicated by our mission to consumer protection through regulated home inspection and furtherance of high professional standards.

NYSAHI has been a primary and vigorous advocate for a strong, effective and enforceable *Right To Home Inspection* law in NY, to ensure that every home buyer has unassailable access to the support of regulated home inspection as they undertake their obligation of due diligence evaluation of an intended home. We oppose making home inspection mandatory.

We see NYS Bills S8729 and A9629 with their revisions to be a bold step in creation of that Right and we continue to support that legislation wholeheartedly.

Far too many home buyers were forced by market conditions, and induced by high pressure sales tactics, to waive home inspection since the onset of the COVID pandemic. Home inspection had been a normal and expected part of the home buying process before that. Our members have reported sad outcomes upon inspecting homes after closing. Many buyers face very expensive, unanticipated and pressing repairs that they are not prepared for. Some buyers have found their homes to be unlivable or with major repairs far beyond their means to address.

Home inspection waiver persists due to very limited inventory and high competition, and the entry of wealthy and corporate buyers who can easily afford to waive inspection in their offers to buy homes to flip or rent. Middle and low income buyers have no choice but to also waive inspection in their offers to be basically competitive, despite doing so at great risk.

The protections of pre-closing home inspection are more important now than ever, with the current very high sale prices, high interest rates, and the rise of 50 year mortgages. It can take a lifetime to recover from unknowingly buying a lemon home. The outfall on society is great, including family and financial distress, foreclosure, increasing need for social welfare, higher demand for emergency services, etc.

Home Inspection not only protects buyers, it also protects sellers and real estate agents from liability. The portfolios of banks, credit unions and insurance companies are strengthened.

New York home buyers are in immediate and desperate need of the fundamental consumer protection of a *Right To Home Inspection*. For many, access to inspection is strongly discouraged. It is even generally not available in some places. The health, financial security and lives of consumers remain at risk.

Please act to advance these bills to law as soon as possible.

Respectfully Yours,

A handwritten signature in black ink, appearing to read 'Henry Jetty', with a long horizontal flourish extending to the right.

Henry Jetty, President
President@NYSAHI.org