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State of Minnesota

HOUSE OF REPRESENTATIVES

NINETY-THIRD SESSION

H. F. No. 3547

02/12/2024 Authored by Edelson

The bill was read for the first time and referred to the Committee on Judiciary Finance and Civil Law

1.1 A bill for an act  
1.2 relating to real property; requiring a home inspection for the sale of residential  
1.3 property; proposing coding for new law in Minnesota Statutes, chapter 513.

1.4 BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF MINNESOTA:

1.5 Section 1. **[513.65] RESIDENTIAL REAL ESTATE; HOME INSPECTION**  
1.6 **REQUIRED.**

1.7 Prior to the sale of a residential property, a purchaser must have a home inspection  
1.8 completed by a current member of the American Society for Home Inspections. The  
1.9 requirements in this section apply to the transfer of any interest in residential real estate,  
1.10 whether by sale, exchange, deed, contract for deed, lease with an option to purchase, or any  
1.11 other option. The inspection must be completed before the final sale.

1.12 **EFFECTIVE DATE.** This section is effective January 1, 2025, and applies to home  
1.13 sales that occur on or after that date.