

**IC 25-20.2-9**

## Chapter 9. Liability and Immunity From Liability

**IC 25-20.2-9-1****Statute of limitations**

Sec. 1. An action for damages, whether brought in contract or tort or on any other basis, based upon professional services that were rendered or that should have been rendered by a licensed home inspector may not be brought, commenced, or maintained unless the action is filed not more than two (2) years after the date the cause of action accrues.

*As added by P.L.145-2003, SEC.7.*

**IC 25-20.2-9-2****Immunity from liability if not party to contract**

Sec. 2. A licensed home inspector is not liable to a person for damages that arise from an act or omission relating to a home inspection if the person is not a party to the contract under which the home inspection is conducted.

*As added by P.L.145-2003, SEC.7.*

**IC 25-20.2-9-3****Immunity from liability**

Sec. 3. A person who in good faith recommends or endorses a licensed home inspector without compensation, remuneration, rebate, or other form of consideration is not liable for the actions of the licensed home inspector, including errors, omissions, the failure to perform contracted duties of a home inspection, or the failure to meet the standards of performance, report writing standards, or code of ethics established by the board.

*As added by P.L.145-2003, SEC.7.*