

**TITLE 16 OCCUPATIONAL AND PROFESSIONAL LICENSING**  
**CHAPTER 66 HOME INSPECTOR LICENSING**  
**PART 4 LICENSE RENEWALS AND REACTIVATIONS**

**16.66.4.1 ISSUING AGENCY:** New Mexico home inspectors board.  
[16.66.4.1 NMAC – N, 1/15/2021]

**16.66.4.2 SCOPE:** All licensed home inspectors, license applicants, other agencies, professional associations, and any member of the general public affected by or interested in home inspectors.  
[16.66.4.2 NMAC – N, 1/15/2021]

**16.66.4.3 STATUTORY AUTHORITY:** These rules are promulgated pursuant to the Home Inspector Licensing Act, Sections 61-24D-1 through 16 NMSA 1978 (2019).  
[16.66.4.3 NMAC – N, 1/15/2021]

**16.66.4.4 DURATION:** Permanent.  
[16.66.4.4 NMAC – N, 1/15/2021]

**16.66.4.5 EFFECTIVE DATE:** January 15, 2021, unless a later date is cited at the end of a section.  
[16.66.4.5 NMAC – N, 1/15/2021]

**16.66.4.6 OBJECTIVE:** The objective of Part 4 of Chapter 66 is to set forth provisions governing renewals of home inspector licenses and reactivation of expired and inactive licenses.  
[16.66.4.6 NMAC – N, 1/15/2021]

**16.66.4.7 DEFINITIONS:** Refer to Definitions, 16.66.1.7 NMAC.  
[16.66.4.7 NMAC – N, 1/15/2021]

**16.66.4.8 LICENSE RENEWAL:**

**A.** An initial home inspector license shall be valid for three years. Once renewed, all licenses shall be for a duration of three years.

**B.** Renewal Date: A licensee may apply for renewal of the licensee’s license no later than the date specified as the expiration date on the applicant’s license.

**C.** A licensee seeking the renewal of the license shall provide to the board in accordance with the deadlines specified in this rule:

- (1)** A completed renewal application;
- (2)** Payment of the non-refundable renewal fee in full as provided in Part 2;
- (3)** Proof of completion of required continuing education as provided in Part 5;
- (4)** Satisfactory evidence that the licensee has errors and omissions insurance coverage and professional liability insurance coverage meeting the minimum terms and conditions required by 16.66.9 NMAC.

**D.** The board office will send, either through electronic means or through postal mail, a renewal notice to each licensee no later than 45 days prior to the expiration of the license at the licensee’s address on record. Timely renewal of a license is the full and complete responsibility of the licensee. If the licensee does not receive a renewal notification from the board, it is the responsibility of the licensee to contact the board office.

**E.** The licensee’s failure to receive the board’s renewal notification will not exempt the licensee from licensure expiration or late penalty fees.

**F.** Each licensee is responsible for submitting the required renewal fee by the expiration date irrespective of whether a renewal notice is received by the licensee, and licensees shall not practice on expired licenses under any circumstances.

[16.66.4.8 NMAC – N, 1/15/2021; A, 4/23/2024]

**16.66.4.9 INACTIVE STATUS:**

**A.** A license in good standing may, upon written request to the board by the licensee, be placed on inactive status prior to its expiration.

**B.** A licensee possessing an inactive license may not engage in the practice of home inspection in the State of New Mexico.

C. A license may remain on inactive status indefinitely.

D. A licensee must renew an inactive license no later than the expiration date specified on the license.

A licensee seeking to renew an inactive license must complete all continuing education as would a full licensee as provided in Part 5 of these rules.

[16.66.4.9 NMAC – N, 1/15/2021]

**16.66.4.10 EXPIRED LICENSES:**

A. Former licensees may reactivate an expired license within 90 days of expiration. A licensee who fails to reactivate an expired license within 90 days of expiration must, to obtain licensure, reapply as a new applicant for licensure.

B. For the purposes of this rule, expired licenses include those that have expired after being placed on inactive status by the former licensee.

[16.66.4.10 NMAC – N, 1/15/2021]

**16.66.4.11 REACTIVATION OF EXPIRED OR INACTIVE LICENSES:** Former licensees may reactivate an expired or inactive license within the deadlines provided in these rules. A former licensee seeking the reactivation of an expired or inactive license shall provide to the board in accordance with the deadlines specified in these rules:

A. A completed renewal application;

B. Payment of the non-refundable renewal fee in full as provided in Part 2;

C. Payment of the expired license reactivation fee in full as provided in Part 2;

D. Proof of completion of all required continuing education;

E. Satisfactory evidence that the licensee has errors and omissions insurance coverage and professional liability insurance coverage meeting the minimum terms and conditions required by 16.66.9 NMAC.

[16.66.4.11 NMAC – N, 1/15/2021; A, 4/23/2024]

**HISTORY OF 16.66.4 NMAC**