

**Minneapolis Area Association of REALTORS®  
Point-of-Sale Housing Inspections Policy Position Statement**

*Definition: Point-of-Sale Housing Inspections are defined as any ordinance, law, regulation or rule that requires government inspection of homes for code compliance or other purposes prior to sale.*

A primary concern of the Minneapolis Area Association of REALTORS® is maintaining high quality housing stock and attracting new residents. We are committed to the highest quality of living possible.

The association does not believe that requiring code compliance at the point of sale will effectively assist a community in maintaining a healthy and affordable housing market. Point-of-sale inspections affect only a small percentage of houses that are sold each year, 3 to 5 percent in most areas. Most problem properties are not for sale at any given time. To increase its effectiveness, a municipality should direct its efforts at the problem properties, rather than only focus on point-of-sale inspections.

REALTORS® are fundamentally opposed to point-of sale programs because such programs interfere with individual property rights: 1) the right of property owners to sell, transfer, or convey by deed 2) the right of buyers to seek an ownership interest in real property.

Home buyers are encouraged to have the property inspected by an independent housing evaluator. In today's market, most buyers are doing so. Most sellers complete a disclosure statement and all sellers are required by law to disclose any and all 'material facts' of which they are that could significantly or adversely affect the buyers' use and enjoyment of the property. These buyer inspections and seller disclosures alleviate the need for cities to have their own inspection ordinances.

If a municipality determines there is a need for a point-of-sale inspection program, the association would support a truth-in-housing report by a certified private inspector rather than code compliance. Any resolution of repairs based on the inspection should be a private negotiation between buyer and seller at the time of sale, including allowing the buyer to assume responsibility for repairs, if desired.

Wednesday, March 7, 2018