



Land Development Services

Technical Bulletin

Subject: Third-Party Inspections Policy Update

Date: 09/04/2024 **No.:** 24-08

Summary: Land Development Services (LDS) is updating its third-party residential inspections policy to enhance compliance with regulatory standards and ensure inspectors are appropriately qualified. The updated policy now allows licensed Class A contractors, along with Registered Design Professionals (RDPs), to serve as principals for inspection firms, provided they have the required Department of Housing and Community Development (DHCD) Residential Inspector certifications.

Effective Date: Immediately.

Background: The update to the third-party residential inspections policy aims to enhance the pool of qualified inspectors and broaden the available types of inspections. This change ensures that inspections can be scheduled and conducted even when county inspectors are unavailable. These measures are designed to improve the program's robustness and reliability, ultimately safeguarding community well-being.

Policy: View the [full policy on third-party inspections](#) on the [Third Party Inspections Program](#) website.

If you have any questions, please contact Aaron Morgan in the Building Division at **703-324-1688, TTY 711**

Approved by: Jay Riat, P.E., Director
Building Division
Department of Land Development Services
12055 Government Center Parkway
Fairfax, VA 22035
703-222-0801