



Land Development Services

# Technical Bulletin

**Subject:** Third-Party Inspections Policy Update

**Date:** 05/04/2026 **No.:** 26-02

**Summary:** Land Development Services (LDS) is updating its Residential Third-Party Inspections Policy to enhance compliance with regulatory standards and ensure inspectors are appropriately qualified. The updated policy now extends the amount of time Third-Party firms have to submit their reports. The updated policy also eases the licensing requirements so firms will qualify by holding at least one Class A contractor's license issued through DPOR, rather than all classifications.

**Effective Date:** Immediately.

**Background:** The recent updates to the Residential Third-Party Inspections Policy aim to improve clarity, reduce unnecessary barriers, and increase flexibility for participating firms. The policy now corrects a typographical error in Section 100 of the code section, extends the timeframe for Third-Party firms to submit their inspection reports, and revises the licensing requirement so that firms need only hold at least one Class A contractor's license issued through DPOR instead of all classifications. These changes are designed to support a larger pool of qualified firms, facilitate timely and accurate reporting, and strengthen the overall effectiveness and accessibility of the third-party inspection process—ultimately helping to ensure consistent compliance and protect community safety.

**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**

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