

## MOLD ASSESSORS & REMEDIATORS AT A GLANCE

**Statute:** Chapter 1958, Occupations Code

**Rules:** Title 16 T.A.C. Chapter 78

**Advisory Board?** Yes

**Number of Licensees:** 5,646 (FY 25)

**Webpage:** [www.tdlr.texas.gov/mlr](http://www.tdlr.texas.gov/mlr)



### Overview:

A person must hold a mold remediation or mold assessment license to provide those services in Texas. The industry is regulated to ensure that persons conducting mold assessment and remediation services in Texas are properly trained and licensed, and follow minimum standards that protect the health of workers and building occupants. There are exemptions for during construction and renovations as well as for property owners.

Per Occupations Code 1958.002, TDLR only regulates mold-related activities that affect indoor air quality.

- Mold assessment activities include an inspection, investigation, or survey of a dwelling or other structure to provide the owner or occupant with information regarding the presence, identification, or evaluation of mold or the development of a mold management plan or remediation protocol, or the collection or analysis of a mold sample.
- Mold remediation means the removal, cleaning, sanitizing, demolition, or other treatment, including preventive activities, of mold or mold-contaminated matter.

There are exemptions to the law that include:

- Building maintenance activities, e.g. HVAC, plumbing work.
- Residential property owners or building staff remediating buildings of 10 or fewer units.
- Mold remediation activities during construction and renovation by

owners of 1 or 2 family homes.

- Mold projects of less than 25 square feet.

TDLR does not have regulatory authority to require inspection or testing for moisture or mold in homes, apartments or other buildings and cannot require a landlord or someone else to clean or remove mold. City or county authorities may have jurisdiction in maintaining sanitary living conditions. At TDLR, we prioritize public health and safety. It's important to note that we do not conduct mold assessments or remediation activities ourselves. However, we rigorously inspect mold assessment and remediation companies to ensure strict adherence to state laws and regulations. This is vital in safeguarding the well-being of the public. For more information about mold in rental housing, please see <https://www.tdlr.texas.gov/mlr/mlrfaq.htm#tenants>

Depending on your situation concerning sanitation-related issues, your city or county may have jurisdiction in maintaining sanitation conditions.

### License Types

- Mold Assessment Technician
- Mold Assessment Consultant
- Mold Assessment Company
- Mold Remediation Worker Registration
- Mold Remediation Contractor
- Mold Remediation Company
- Mold Analysis Laboratory
- Mold Training Provider Accreditation

### Responsibilities of Licensees

An assessment consultant shall prepare a mold remediation protocol specific to each remediation project and provide it to the client at least one calendar day before remediation activities begin. The protocol must specify:

- the rooms or areas where the work will be performed;
- the quantities of materials to be removed or cleaned;
- the personal protective equipment to be used by remediators;
- the proposed types of containment to be used in each type of area in the project;
- the proposed methods for each type of remediation in each type of area in the project; and
- the proposed clearance criteria for each type of remediation in each type of area in the project.

A mold remediation contractor must create a customized mold remediation work plan for each project, meet all the requirements outlined in the mold remediation protocol, and supply detailed instructions and standard operating procedures for the mold remediation project. The contractor should provide the client with the mold remediation work plan for the project at least one day before the preparation work for mold remediation commences.

### Consumer Mold Information Sheet

Licensed mold assessors and remediators are required to provide a copy of the [Consumer Mold Information Sheet](#) to each client and to the property owner before any mold-related activity begins.

Consumers with a complaint against a mold assessor or remediator can report it to TDLR: <https://ga.tdlr.texas.gov/1443/form/Complaint>.

### Notifying TDLR

A license holder must notify TDLR of a mold remediation project at least five days before it is to begin but there is no notification requirement for projects with mold that contaminates less than 25 contiguous square feet. For more information about minimum area exemptions, please see: <https://www.tdlr.texas.gov/mld/mldfaq.htm#minarea>

### Consumers with General Mold Program Questions?

Email the program team at [mold.inspections@tdlr.texas.gov](mailto:mold.inspections@tdlr.texas.gov) and one of our Environmental Protection Specialists will be able to assist you with your questions.

### Certificate of Mold Remediation

The mold assessment license holder must provide a certificate of mold remediation to the property owner no later than 10 days after the project is completed. The certificate is a Texas Department of Insurance form and must include a statement by the license holder that the mold contamination identified for the project has been remediated as outlined in the mold remediation protocol. If the property owner sells the property, they must provide to the buyer a copy of each certificate issued for the property during the five years preceding the date of the property sale.

### Mold Assessment and Remediation Advisory Board

The 11-member advisory board consists of:

- three members who are licensed Mold Assessment Consultants,
- three members who are licensed Mold Remediation Contractors,
- two members who are building contractors principally engaged in home construction and are members of a statewide building trade association,
- one member who is a representative of the insurance industry,
- one member who is a representative of an accredited mold training provider, and
- one member who represents the public, but is not a licensee of this industry.

Board members assist the department with understanding technical mold program matters, standards of performance and work practices.

Notification Type	Fee
Notification of mold remediation, initial: owner-occupied residential dwelling	\$25

License Type	Fee
Mold assessment technician license or renewal	\$150
Mold assessment consultant license or renewal	\$500
Mold assessment company license or renewal	\$850
Mold remediation worker registration or renewal	\$50
Mold remediation contractor license or renewal	\$450
Mold remediation company license or renewal	\$850
Mold analysis laboratory license or renewal	\$750
Mold training provider accreditation or renewal	\$750

Training Course Type	Fee
Application for approval of initial mold training course	\$100
Application for approval of initial mold training course when submitted concurrent with application for mold training provider initial accreditation	\$0
Application for approval of continuing education mold training course	\$100
Application for approval of continuing education mold training course when submitted with application for mold training provider initial accreditation	\$0