



Permit Number: _____

Property Owner Waiver

Minnesota State Contractor Licensing Requirements

The purpose of this form is to have property owners acknowledge their responsibilities to the Minnesota State Building Code, to Zoning Ordinances, and to other applicable rules and regulations when they are acting as general contractor in building projects.

I understand that the State of Minnesota requires that all Residential Building Contractors, Remodelers, and Roofers, obtain a State License unless they qualify for a specific exemption from the licensing requirements. By signing this waiver, I attest to the fact that I am building or improving my property by myself. I claim to be exempt from the State License requirements because I am not in the business of building on speculation or for resale and this is the first residential structure that I have built or improved in the past 24 months.

I acknowledge that because I do not have a State License, I forfeit any mechanic's lien rights to which I may otherwise have been entitled under Minnesota State Statute 514.01.

I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this property. Some of these contractors may be required to be licensed by the State of Minnesota. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minnesota State Statute 326.92, subdivision 1, and that I forfeit my rights to reimbursement from the Contractor's Recovery Fund in the event that any contractors that I hire are unlicensed.

I also acknowledge that as the contractor on this project, I am solely and personally responsible for any violations of the State Building Code and/ or jurisdictional Ordinance in connection with the work performed on this property.

Signature or Property Owner

Project Site Address

Date

Please return this signed waiver with the Building Permit Application.

To determine whether a particular contractor is required to be licensed, or to check on the licensing status of an individual contractor, call the Minnesota Department of Labor and Industry, Licensing Division at 651/ 284-5065, or toll-free at 1-800/ DIAL-DLI (342-5354).

Minnesota State Contractor License Law

Notice to Homeowners: Be Sure Your Contractor is Licensed

Know Your Rights

The State of Minnesota recently adopted a statewide “*Contractor and Remodeler License Law*.” This law is designed to protect the consumer by requiring that contractors be licensed with the State. Contractors must apply to the State, post a bond, and show proof of insurance and competency. The law gives homeowners reasonable assurance that they are dealing with a reputable, professional contractor, and a place they can call to get general contractor information.

Getting Information on a Contractor

Contractors, with a few exceptions, who contract with a homeowner to perform home construction, remodeling, or repair, must be licensed with the Minnesota Department of Labor and Industry. Homeowners can call the Department Licensing Division at 1-800-DIAL-DLI, 651-284-5069 or visit the web site @ <http://www.dli.mn.gov> to obtain information on a specific contractor. Contractors must display their license number on their advertising and they must make it available to consumers. Building permits cannot be granted to contractors who are not properly licensed by the state.

Exceptions to Being Licensed

State law exempts contractors who have gross annual receipts from the construction business of less than \$15,000.00. Also exempt are specialty contractors who perform only one specialty skill.

Homeowner Rights if a Contractor is Not Licensed

If your contractor is required to be licensed by the State of Minnesota and you find that he/she is not, you may still have recourse under the law. Generally, the law provides that a contractor who is working in violation of the Minnesota State License Law has no lien rights and may not be able to enforce a contract signed with a homeowner. If you find yourself in this situation, you should consult with an attorney to get sound legal advice. You should never knowingly hire someone who is deliberately violating the State License Law.

Working on Your Own Home

You can obtain permits to do work on your own home. The License Law was written to insure a reasonable degree of protection for you as the consumer of construction services, not to discourage homeowners from doing work on their own property. For your safety, building permits are required for most construction projects.

For more information on State Licensing, contact the
Minnesota Department of Labor and Industry at 800/DIAL-DLI or 651/284-5069

Licensing, Bond and Insurance

Minnesota Statutes 326B.41 to 326B.59

Licensing, Bond and Insurance

Subdivision 1: Plumbers must be licensed in certain cities; master and journeyman plumbers; plumbing on one's own premises; rules for examination. In any city now or hereafter having 5,000 or more population, according to the last federal census, and having a system of waterworks or sewerage, no person, firm, or corporation shall engage in or work at the business of a master plumber or journeyman plumber unless licensed to do so by the state commissioner of health. Anyone not so licensed may do plumbing work which complies with the provisions of the minimum standard prescribed by the state commissioner of health on premises or that part of premises owned and actually occupied by the work as a residence, unless otherwise forbidden to do so by a local ordinance.

The department of health shall prescribe rules, not inconsistent herewith, for the examination and licensing of plumbers.

Subdivision 2: Bond; insurance. Any person contracting to do plumbing work must give bond to the state in the amount of \$25,000 for all work entered into within the state. The bond shall be for the benefit of persons injured or suffering financial loss by reason of failure to comply with the requirements of the Plumbing Code.

Water Conditioning

MPC 4715.5000 Scope and Applicability: Parts 4715.5000 to 4715.6000 prescribe minimum standards and procedures for all water conditioning installations and servicing in single-family dwellings. Any person who installs or services water conditioning equipment, whether or not such person is licensed pursuant to Minnesota Statutes 1978, Sections 328.57 to 328.66, must comply with the applicable provisions of the current version of the Minnesota Plumbing Code, Parts 4715.500 to 4715.6000.

Minnesota Statutes, Chapters 326:

326.58 Local regulations: Any city or town with a population of 5000 or more persons may, by ordinance, adopt local regulations providing for water conditioning permits, bonds, approval of plans, and inspections of water conditioning installations and servicing, which regulations shall not be in conflict with the water conditioning standards on the same subject prescribed by the state commissioner of health.

326.60 Licensing in certain cities: In any city or town now or hereafter having a population of 5,000 or more according to the last federal census, no person, firm, or corporation shall engage in or work at the business of water conditioning installation or servicing after January 1, 1970, unless (a) at all times a person licensed as a water conditioning contractor by the state commissioner of health shall be responsible for the proper water conditioning installation and servicing work of such person, firm, or corporation, and (b) all installations, other than

exchange of portable equipment, are actually made by a licensed water conditioning contractor or licensed water conditioning installer.

326.65 State license: The provisions of Section 326.57 to 326.65 which require the obtaining of licenses to engage in the work or business of water conditioning installation, and the provisions which provide for the examination of applicants for such licenses, shall only apply to cities and towns having a population of 5,000 or more and shall not apply to master plumbers and journeyman plumbers licensed under the provisions of Sections 326.37 to 326.45.