



CITY OF WOODINVILLE CONTRACTOR LICENSE REQUIREMENTS

Under state law, the City is obligated to provide written notification to all homeowners regarding the contractor registration requirements set forth in Chapter 18.27 of the Revised Code of Washington and to advise homeowners of the risks associated with using an unregistered contractor.

Any Contractor conducting business in the City of Woodinville must be licensed by the State of Washington Department of Labor and Industries.

The following are excerpts from Title 18 of the RCW, (I) concerning the definition of "contractors", (II) explaining the purpose of contractor registration, (III) regarding registration violations, and (IV) concerning verification of registration for building permits:

RCW 18.27.010 Definitions

"Contractor" includes any person, firm, corporation, or other entity who or which, in the pursuit of an independent business undertakes to, or offers to undertake, or submits a bid to, construct, alter, repair, add to, subtract from, improve, develop, move, wreck, or demolish any building, highway, road, railroad, excavation or other structure, project, development, or improvement attached to real estate or to do any part thereof including the installation of carpeting or other floor covering, the erection of scaffolding or other structures or works in connection therewith, the installation or repair of roofing or siding, performing tree removal services, or cabinet or similar installation; or, who, to do similar work upon his or her own property, employs members of more than one trade upon a single job or project or under a single building permit except as otherwise provided in this chapter. "Contractor" also includes a consultant acting as a general contractor. "Contractor" also includes any person, firm, corporation, or other entity covered by this subsection, whether or not registered as required under this chapter or who are otherwise required to be registered or licensed by law, who offer to sell their property without occupying or using the structures, projects, developments, or improvements for more than one year from the date the structure, project, development, or improvement was substantially completed or abandoned.

(14) "Unregistered contractor" means a person, firm, corporation, or other entity doing work as a contractor without being registered in compliance with this chapter. "Unregistered contractor" includes contractors whose registration is expired, revoked, or suspended. "Unregistered contractor" does not include a contractor who has maintained a valid bond and the insurance or assigned account required by RCW 18.27.050, and whose registration has lapsed for thirty or fewer days.

RCW 18.27.140 Purpose

It is the purpose of this chapter to afford protection to the public including all persons, firms, and corporations furnishing labor, materials, or equipment to a contractor from unreliable, fraudulent, financially irresponsible, or incompetent contractors.

(1) It is a violation of this chapter and an infraction for any contractor to:

- (a) Advertise, offer to do work, submit a bid, or perform any work as a contractor without being registered as required by this chapter;
- (b) Advertise, offer to do work, submit a bid, or perform any work as a contractor when the contractor's registration is suspended or revoked;
- (c) Transfer a valid registration to an unregistered contractor or allow an unregistered contractor to work under a registration issued to another contractor;
- (d) If the contractor is a contractor as defined in RCW 18.106.010, violate RCW 18.106.320; or

(e) Subcontract to, or use, an unregistered contractor.

(2) Each day that a contractor works without being registered as required by this chapter, works while the contractor's registration is suspended or revoked, or works under a registration issued to another contractor is a separate infraction. Each worksite at which a contractor works without being registered as required by this chapter, works while the contractor's registration is suspended or revoked, or works under a registration issued to another contractor is a separate infraction.

RCW 18.27.110 Building permits – Verification of registration required – Responsibilities of issuing entity – Penalties.

(1) No city, town or county shall issue a construction building permit for work which is to be done by any contractor required to be registered under this chapter without verification that such contractor is currently registered as required by law. When such verification is made, nothing contained in this section is intended to be, nor shall be construed to create, or form the basis for any liability under this chapter on the part of any city, town or county, or its officers, employees or agents. However, failure to verify the contractor registration number results in liability to the city, town, or county to a penalty to be imposed according to RCW 18.27.100(7)(a).

(2) At the time of issuing the building permit, all cities, towns, or counties are responsible for:

- (a) Printing the contractor registration number on the building permit; and
- (b) Providing a written notice to the building permit applicant informing them of contractor registration laws and the potential risk and monetary liability to the homeowner for using an unregistered contractor.

(3) If a building permit is obtained by an applicant or contractor who falsifies information to obtain an exemption provided under RCW 18.27.090, the building permit shall be forfeited.

There are a number of risks associated with using an unregistered contractor or acting as your own contractor. You will not be protected by the contractor's bond required by RCW 18.27.040. The bonds are designed to: (1) pay persons, including employee benefits, performing labor for the contractor; (2) pay all taxes and contributions due to the State of Washington; (3) pay all persons furnishing labor or material or renting or supplying equipment to the contractor; and (4) pay all amounts that may be adjudged against the contractor by reason of breach of contract including negligent or improper work in the conduct of the contracting business. Your homeowner's insurance may not cover work done by an unlicensed contractor. If any supplier of materials, worker or subcontractor is not paid, a lien may be filed against your property to force you to pay. You could be required to pay twice for the same work. Or worse, an unpaid lien could lead to a foreclosure action against your home. Finally, use an unregistered contractor may delay the construction project due to necessary enforcement actions taken by the Department of Labor and Industries and/or the City of Woodinville. For additional contractor licensing information, please contact the State of Washington Department of Labor and Industries at 1-800-647-0982 or visit their web site at <http://www.lni.wa.gov/TradesLicensing/Contractors/HireCon/default.asp?WT.svl=QL>

OWNER / OWNER'S AGENT (Must sign in ink)

DATE