

License Requirements to Obtain Permits Homeowners and Contractors

Construction and Licensing Laws

The requirements for licensed contractors to be involved in construction activity comes from the public acts that regulate licensing in the State of Michigan. Those public acts include:

- 1972 PA 230 – The State Construction Code Act
- 1980 PA 299 – The Occupational Code
- 2016 PA 407 – The Skilled Trades Act

Homeowners

The regulations noted above all allow a homeowner to obtain their own permits for construction on their own single-family homes that they will occupy if they are the party responsible for the construction. In addition, homeowners of single-family homes can act as their own general contractor, and sub-contract the construction or installations to others. If the homeowner chooses to sub-contract to other parties, those parties need to be licensed in their respective trade (Building, Electrical, Mechanical, and/or Plumbing).

If the homeowner chooses to act as their own general contractor, and obtain any required permits, they need to be aware of the responsibility that they are taking on. Responsibilities to understand include, but are not limited to:

- The homeowner has a responsibility to assure that the parties they sub-contract to are licensed and insured in their respective trade.
- The homeowner has the responsibility to obtain all applicable permits and approvals related to their construction/installation.
- The homeowner has the responsibility to have complete understanding and knowledge of the current codes related to the construction.
- The homeowner has the responsibility to correct any code violations, even though others may have performed the construction/installation.
- The homeowner can be held liable for any injury that may occur on the property related to the construction/installation project.
- The homeowner is responsible for the completion of the construction/installation, even if the contractor being sub-contracted fails to complete the construction/installation.
- The Building Department cannot assist in any cause of action against a sub-contracted party that has performed construction or installations.

Before taking on these responsibilities as a homeowner, know what you are about to become responsible for and be prepared to take on those responsibilities. Persons found to be guilty of violation of these regulations are subject to prosecution, fines, and legal costs.