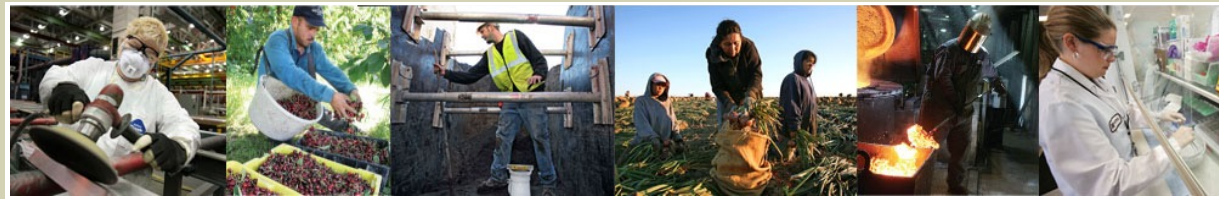


New Contractor Overview

Chapter 18.27 & WAC 296-200A

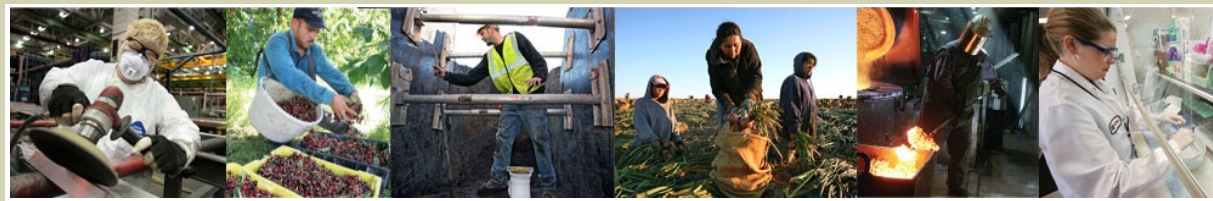


Specialty Compliance Services



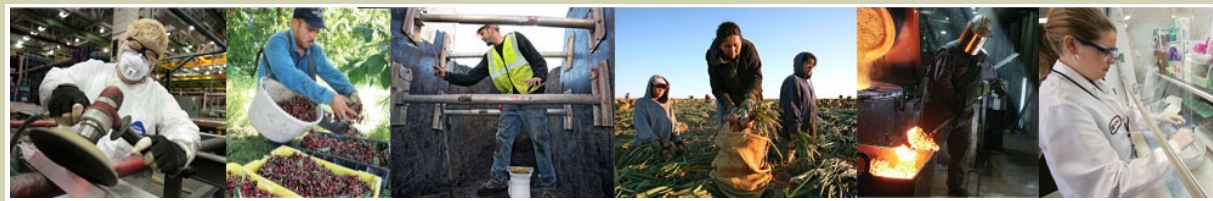
Who is a Construction Contractor?

[RCW 18.27.010 \(1\)](#): “Contractor” means any person, firm or corporation who is in the construction business to perform new construction, alteration and repair work on another persons structure or property.



Examples of contractor work

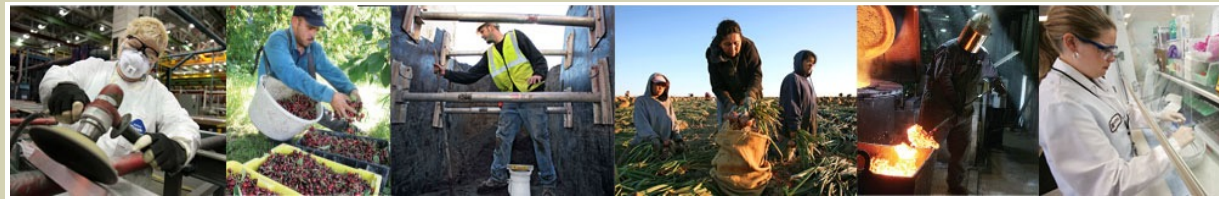
- Building or repairing a deck and handrail
- Painting the inside or outside of a house
- Roofing, Siding, Framing
- Landscaping, Fencing
- Tree removal
- Concrete sidewalks, driveways, patios
- Any kind of repairs to a house or building



Two types of Contractors

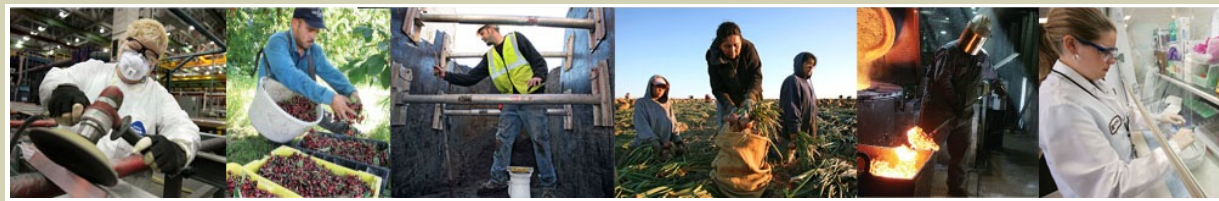
Contractors can register with L & I as
either a

- General contractor
- or a
- Specialty contractor



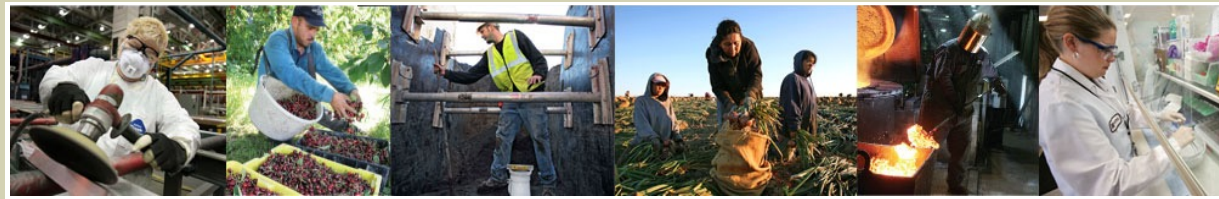
General Contractor

"General contractor" is allowed to perform more than one trade or specialty and/or sub-contracts work to another contractor.



Specialty Contractor

Specialty contractors may only perform the scope of work of their specialty (one trade) and are not permitted to sub-contract work, even in their specialty, to another contractor.

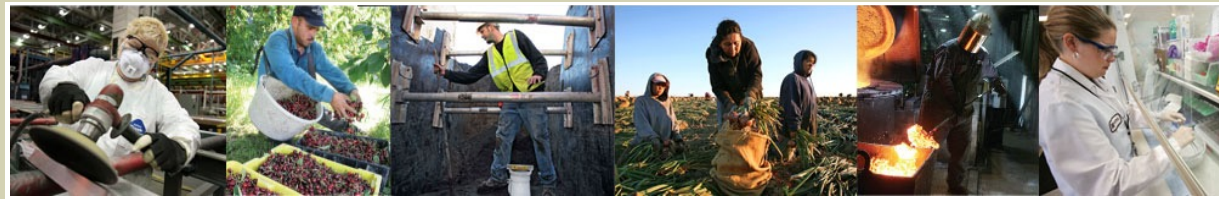


What are the registration requirements?

- Register your business with Dept. of Revenue
- Bond: \$12,000 for General or \$6,000 for Specialty or an assigned savings account
- Liability insurance in the amount of \$250,000
- Workers comp account if you will have workers
- Complete a contractor application with L & I
- Pay the application fee

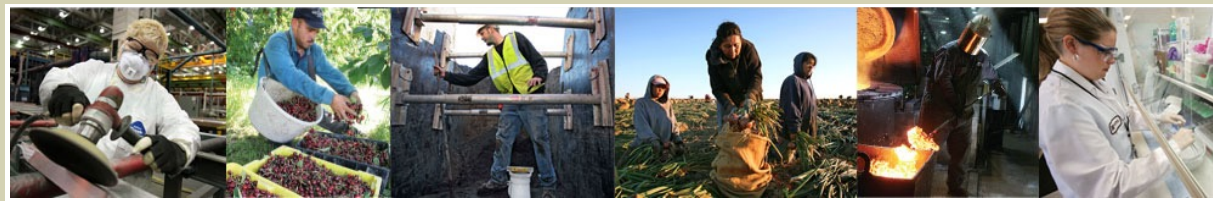


Washington State Department of
Labor & Industries



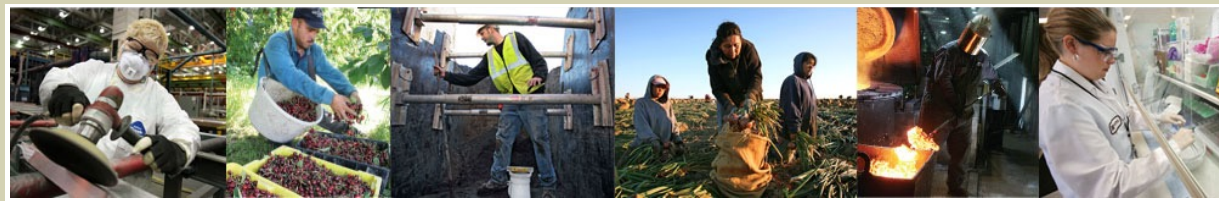
Advertising as a Contractor

All advertising and all contracts, flyers, business cards must show your contractor name as registered under this chapter must include your contractors current registration number.



Worker comp account

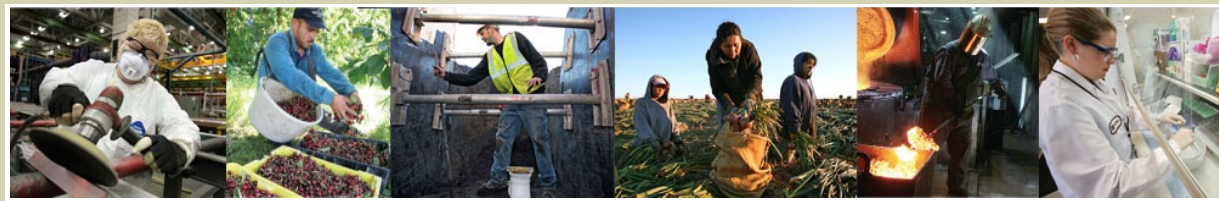
If you will have employees, you must have an active workers comp account. While you can open one at any time, its easiest to do when you complete the contractor application form. Remember, you only report workers hours for the hours they work and the correct risk class for the type of work they perform.



Contractor verification

If you will hire sub-contractors, you must check with L & I that your sub-contractor is properly registered. For example, if you sub-contract to another contractor to do roofing and siding work, they must be registered as a General contractor. You can verify their registration status here:

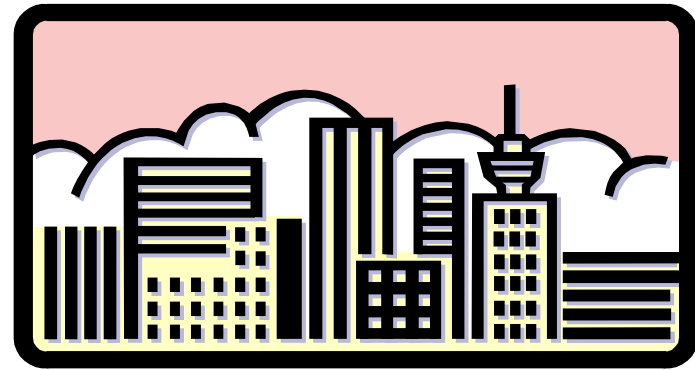
[Verify a Contractor, Tradesperson or Business \(wa.gov\)](https://www.wa.gov)



Disclosure Statement

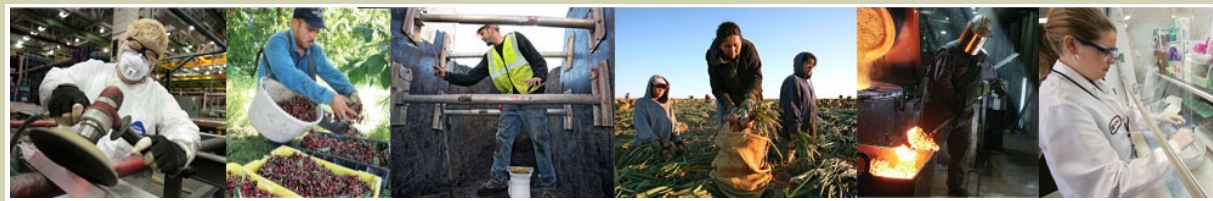


Residential Projects
require disclosure for any project
over \$1,000



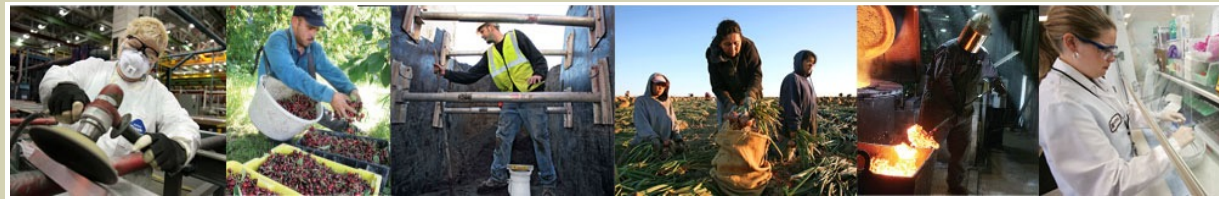
Commercial Projects
require disclosure for any
project of \$1,000 - \$60,000

You must keep a copy of the signed disclosure
“Notice to Customer” statement for three
years.



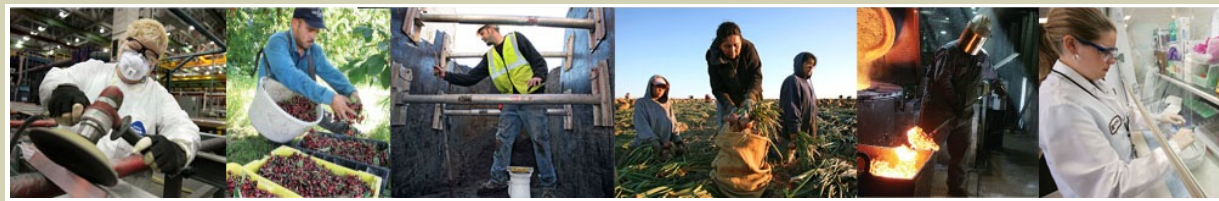
Disclosure Statement

[RCW 18.27.114](#): Any contractor agreeing to perform any contracting project...must provide the customer with the following disclosure (Notice to Customer) statement in substantially the following form using lower case and upper case twelve-point and bold type where appropriate, **prior to starting work on the project**:



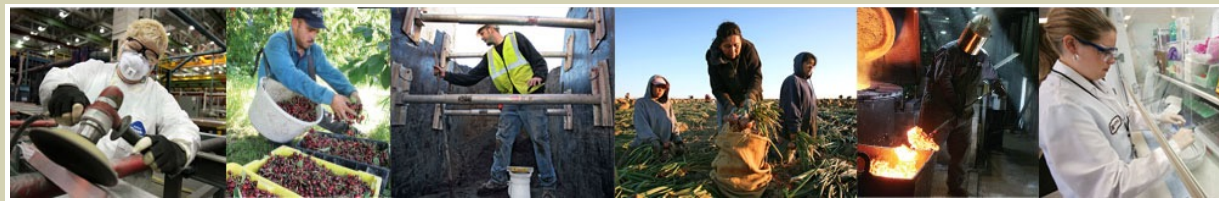
Protect yourself: Contracts with property owners

Protect yourself with a well written contract that specifies every element of the job. For example, specify how many coats of paint and quality of paint, when you will start and finish the job, who will obtain permits etc. Don't forget the lien disclosure statement and be prepared to provide the customer with lien releases from subs and suppliers if they ask for them.



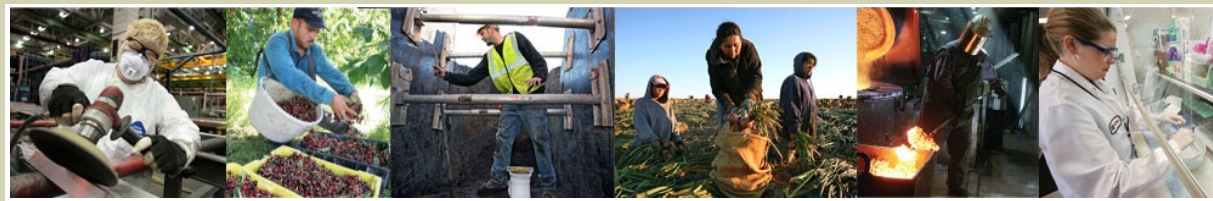
Plumbing

[RCW 18.106.010](#) (9): A plumbing system includes potable water piping, liquid waste drainage, traps, and vent piping, rainwater catchment systems, plumbing fixtures and appurtenances such as sinks, toilets, basins, water heaters, faucets, tub spouts, shower heads, HWT temperature and pressure relief valves, etc.



Electrical contractor

RCW 19.28.006(8): Electrical contractor means a person, firm, partnership, corporation, or other entity that offers to undertake, undertakes, submits a bid for, or does the work of installing or maintaining wires or equipment that convey electrical current.

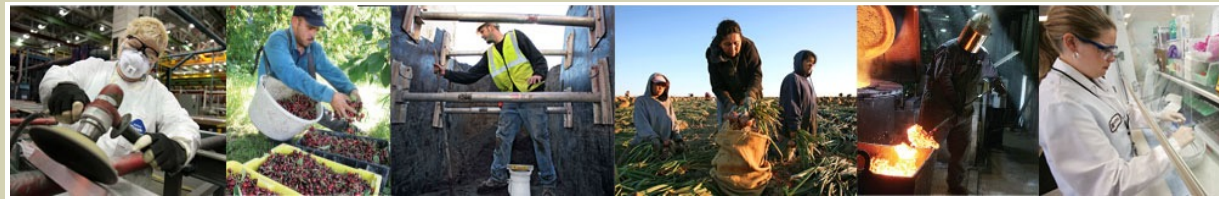


Electrical

[RCW 19.28.041\(1\)](#): It is unlawful for any person, firm, partnership, corporation, or other entity to advertise, offer to do work, submit a bid, engage in, conduct, or carry on the business of installing or maintaining wires or equipment to convey electric current, or installing or maintaining equipment to be operated by electric current ...without having an unrevoked, unsuspended, and unexpired electrical contractor license.



Washington State Department of
Labor & Industries

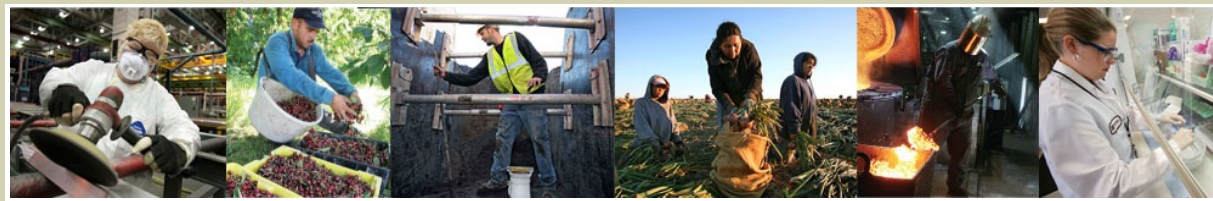


Contractor Registration Information

www.lni.wa.gov

Licensing & Permits/ Contractors

- Register as a Contractor
- Contractor Forms and Publications
- [Verify a contractor](#)



Contact Information

- Contractor hotline 1-800-647-0982 (option 2)
- Contractor Registration/Plumber Certification
Email: ContReg@lni.wa.gov
- Contractor Compliance Technical Specialist
Jesse L Jameson
- Email: jajc235@lni.wa.gov
Phone: 206-835-1107