

FINAL BILL REPORT

SHB 1749

C 52 L 15
Synopsis as Enacted

Brief Description: Concerning contractor registration requirements for owners of property.

Sponsors: House Committee on Labor (originally sponsored by Representatives MacEwen, Manweller and Condotta).

House Committee on Labor
Senate Committee on Commerce & Labor

Background:

The Contractor Registration Act requires general and specialty contractors to register with the Department of Labor and Industries (Department). Applicants must obtain a bond and insurance to register.

"Contractor" is defined as including any entity who, in the pursuit of an independent business, undertakes to or submits a bid to construct, improve, develop or take specified other actions with respect to a building, development, or other structure listed in statute. Specifically included in the definition is an owner who offers to sell property without occupying or using the structure, project, development, or improvement for more than one year after it was substantially completed or abandoned.

The exemptions from registration include an owner who contracts with a registered contractor. However, this exemption does not apply to a person who performs the activities of a contractor for the purpose of leasing or selling improved property he or she has owned for less than 12 months.

Summary:

The provision making an owner a "contractor" if he or she offers to sell improved property without occupying or using it for more than one year is modified. A person is not a contractor under this provision if the person contracts with a registered general contractor and does not superintend the work.

Votes on Final Passage:

House 98 0

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not a part of the legislation nor does it constitute a statement of legislative intent.

Senate 46 0

Effective: July 24, 2015