

# FINAL BILL REPORT

## SSB 5267

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Synopsis as Enacted

**Brief Description:** Requiring electrical licensing for electrical work associated with flipping property.

**Sponsors:** Senate Committee on Labor, Commerce & Tribal Affairs (originally sponsored by Senators Saldaña, Stanford, Conway, Das, Hasegawa, Keiser, Kuderer and Wilson, C.).

**Senate Committee on Labor, Commerce & Tribal Affairs**  
**House Committee on Labor & Workplace Standards**

**Background:** Electrical. The Department of Labor and Industries (L&I) administers and enforces state laws regarding electricians and electrical work. Generally, a person performing electrical work in the state must have a valid electrical certificate or electrical contractor license issued by L&I. An electrical permit is required for most new, remodel, and maintenance electrical work with certain exceptions.

A person may perform electrical work at their residence, farm, place of business, or other property owned by them without obtaining a license or a certified electrician, unless the electrical work is on the construction of a new building intended for rent, sale, or lease. If the new construction is a residential building with up to four units intended for rent, sale, or lease, the owner may receive an exemption from obtaining a license or using a certified electrician if certain conditions are met. Local electrical codes must still be complied with. The requirements to obtain a license or a certified electrician also do not apply to the following:

- employees performing certain utility-type work with specific qualifications;
- work on electric power generation equipment, exempted by L&I rules; and
- certified plumbers, certified residential plumbers, or plumber trainees performing specific work.

Telecommunications. Telecommunications contractors are businesses or individuals who support electronic transmission of audio and visual signals. Businesses working in this trade must have a valid telecommunications contractor license issued by L&I. Electrical

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contractors licensed as general or specialty contractors are allowed to perform some telecommunications work. A telecommunications contractor license is not required for persons performing telecommunications work on their own property or for certain employees working on their employer's premises unless the work is on a new building intended for rent, sale, or lease.

**Summary:** Electrical. A person must acquire an electrical contractor license or a certified electrician for electrical work at their residence, farm, place of business, or other personally-owned property when the property is offered for sale within one year after obtaining.

Telecommunications. A person must acquire a telecommunications contractor license when performing telecommunications work on their own property, or as an employee working on an employer's premises, when the property is offered for sale within one year after obtaining.

**Votes on Final Passage:**

Senate	29	19
House	61	36

**Effective:** July 25, 2021