

April 5, 2001

S 908. HOMEBUILDER RESPONSIBILITY. TO STRENGTHEN THE LAWS REGULATING GENERAL CONTRACTORS AND TO INCREASE THE LICENSURE REQUIREMENTS FOR RESIDENTIAL BUILDING CONTRACTORS. Adds new Art. 1B ("Homebuilder Responsibility Act") to GS Ch. 87 directing the State Licensing Board for General Contractors to develop and implement rules establishing minimum experience requirements (up to a maximum of four years) for applicants for licensure as general contractors, providing credit for a portion of any experience requirement for technical training or certification or for a bachelors or graduate degree in architecture, engineering, construction management, or related field (this requirement not to apply to people licensed before adoption of the minimum experience rules). Also directs the board to adopt rules establishing minimum amounts of commercial general liability insurance each contractor must maintain. Provides that a contractor who advertises his services must include in the publication in legible type the license number issued by the board. Also amends GS 87-1 to expand the definition of "general contractor" to include those undertaking or bidding on construction jobs of at least \$15,000 (now, \$30,000). Amends GS 87-11(a) to add as grounds for revocation of a license (1) violation of the State Building Code that creates a substantial risk of personal injury or substantial property damage and (2) failure to take corrective action ordered by the board. Specifically authorizes board to order contractor to take corrective actions in cases involving residential construction in certain circumstances. Amends the definition of "reimbursable loss" in GS 87-15.5(6) to specify that a monetary loss is not paid in whole or in part where the applicant has recovered less than 10% of the judgment against the general contractor or the applicant's claim in bankruptcy. Amends GS 87-15.6(b) to increase the fee a general contractor must pay as a building inspection fee from \$5 to \$10 per unit and to raise from \$4 to \$8 the amount of that fee that the city or county must forward on to the Board. Effective Jan. 1, 2002.

Intro. by Clodfelter.

Ref. to Judiciary I	GS 87
---------------------	-------