

Minnesota State Contractor License Law

Notice to Homeowners: Be Sure Your Contractor is Licensed!

Know Your Rights

The State of Minnesota has a statewide “*Contractor and Remodeler License Law*.” This law is designed to protect the consumer by requiring that contractors be licensed with the State. Contractors must apply to the State, post a bond, and show proof of insurance and competency. The law gives homeowners reasonable assurance that they are dealing with a reputable, professional contractor, and a place they can call to get general contractor information.

Getting Information on a Contractor

Contractors, with a few exceptions, who contract with a homeowner to perform home construction, remodeling, or repair, must be licensed with the Minnesota Department of Labor and Industry. Homeowners can call the Department of Labor and Industry, Construction Codes and Licensing Division at 651.284.5012 or at 800.657.3944 to obtain information on a specific contractor. The Division also posts information and maintains an on-line, contractor look-up site at <https://secure.doli.state.mn.us/lookup/licensing.aspx>. Contractors are required to display their license number on their advertising and they must make it available to consumers. Building permits cannot be granted to contractors who are not properly licensed by the state.

Exceptions to Being Licensed

State law exempts contractors who have gross annual receipts from the construction business of less than \$15,000.00. Also exempt are some specialty contractors who perform only one specialty skill. Roofing contractors are **not exempt**; they are required to be licensed by the State of Minnesota.

Homeowner Rights if a Contractor is Not Licensed

If your contractor is required to be licensed by the State of Minnesota and you find that he/she is not, you may have recourse under the law. Generally, the law provides that a contractor who is working in violation of the Minnesota State License Law has no lien rights and may not be able to enforce a contract signed with a homeowner. If you find yourself in this situation, you should consult with an attorney to get sound legal advice. You should never knowingly hire someone who is deliberately violating the State License Law.

Working on Your Own Home

You can obtain permits to do work on your own home. The License Law was written to insure a reasonable degree of protection for you as the consumer of construction services, not to discourage homeowners from doing work on their own property. For your safety, building permits are required for most construction projects. (Permits are generally not required for painting, decorating, carpeting, or similar work.)

For More Information

You may direct questions to your local Building Department or to the Minnesota Department of Labor and Industry, Construction Codes and Licensing Division at 651.284.5012.