



February 25, 2020

SUMMARY OF BILL: Exempts a person who owns property and intends to construct a new residential building on that property for the builder's own use from licensure under the Board for Licensing Contractors (BLC) if the person signs a disclosure form with the local permitting agency, does not build for the purpose of sale or rent, and maintains the general liability and workers' compensation insurance required of licensed contractors. Authorizes the BLC to penalize a person for contracting in this state without a license that does not comply with the provisions of the exemption.

Requires a homeowner to disclose if the exemption from licensure was utilized for construction of the property on the Tennessee Residential Property Condition Disclosure before sale of the property takes place.

ESTIMATED FISCAL IMPACT:

NOT SIGNIFICANT

Assumptions:

- Pursuant to Tenn. Code. Ann. § 62-6-103(a)(2)(A), any person that owns property and constructs on the property single residences for individual use and not for resale, rent or other similar purpose, is exempt from licensure under the BLC.
- The proposed legislation would require submission of a disclosure form to the local permitting agency if the owner of a property desires to build a new residential building for the builder's own use, not for sale or rent. Sale or rent of the building is authorized two years after the construction is complete.
- The BLC is required to develop and provide the disclosure form to local permitting agencies at no charge. The local agencies are not prohibited from charging a fee to builders for the form; however, it is assumed any fee charged would be equivalent to expenditures from administering the form.
- Any builder that utilizes the exemption is required to comply with all applicable laws, ordinances, building codes, and zoning regulations. Local entities will not be subject to a decrease in building inspection or permit revenue.
- It is estimated that the number of builders who own property, intend to construct a new residential building on that property for personal use, and maintain the general liability and workers' compensation insurance required of licensed contractors will be minimal.

- Builders exempt from licensure are prohibited from hiring an unlicensed person for any contracting services.
- The proposed legislation will not cause a significant decrease in licensed contractors under the BLC.
- The BLC can develop and provide the disclosure form to local permitting agencies and complete any necessary rulemaking within existing resources.
- Pursuant to Tenn. Code Ann. § 4-29-121, all regulatory boards are required to be self-sufficient over any two-year period. The BLC experienced a surplus of \$96,912 in FY17-18, a surplus of \$81,710 in FY18-19, and had a cumulative reserve balance of \$2,594,876 on June 30, 2019.
- The Tennessee Residential Property Condition Disclosure form is obtained by private property owners or realtors during the sale of residential property. Adding a subdivision to the form will not result in a significant fiscal impact to state or local government.

IMPACT TO COMMERCE:

NOT SIGNIFICANT

Assumptions:

- The proposed legislation will not cause a significant decrease in licensed contractors under the BLC.
- No significant impact to jobs or commerce in Tennessee.

CERTIFICATION:

The information contained herein is true and correct to the best of my knowledge.



Krista Lee Carsner, Executive Director

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