

REVENUE: No revenue impact

FISCAL: Minimal fiscal impact, no statement issued

Action:	Do Pass as Amended and Be Printed Engrossed
Vote:	5 - 0 - 2
Yeas:	Bonamici, Gilliam, Girod, Riley, Holvey
Nays:	0
Exc.:	Galizio, Nelson
Prepared By:	Steve Dixon, Administrator
Meeting Dates:	2/07, 4/25

WHAT THE MEASURE DOES: Extends construction contractor licensing exemptions to an owner in the business of reselling a structure if the owner hires a licensed contractor.

ISSUES DISCUSSED:

- Issues surrounding unlicensed persons performing work on homes.
- Extending liability of contractors for remodeled homes from seller to buyer.
- Impacts to surrounding properties.
- Individuals who buy homes for the purpose of remodeling and selling being defined as a contractor under current statute.

EFFECT OF COMMITTEE AMENDMENT: The amendment removes Sections of the printed bill which transferred any unexercised Construction Contractors Board (CCB) claim for negligent or improper work from a seller to a buyer.

The amendment also creates an exemption from CCB licensing for the owner of an existing house who contracts with one or more licensed contractors. Limits the exemption to no more than four houses in a year and the owner must hire a licensed general contractor if the work requires a permit. If the work doesn't require a permit, the contractor is still required to be licensed; however, the contractor is not required to be a licensed general contractor.

BACKGROUND: Under current law, the definition of "contractor" includes a person who buys an existing home for the purpose of remodeling and then reselling the home. There are exemptions under ORS 701.010. One exemption exists for owners who are contracting for work done by a licensed contractor provided that the owner occupies the dwelling. HB 2498, as amended, removes the requirement that the owner occupy the dwelling.