

RESIDENTIAL BUILDER LICENSE

OR

A RESIDENTIAL MAINTENANCE AND ALTERATION CONTRACTOR WITH A HOUSE WRECKING LICENSE:

A person engaged in the occupation of **residential builder** or **residential maintenance and alteration contractor** is required to be licensed under the article 24 of the Occupational Code, 1980 PA 299.

MCL 339.2401(a) defines “**residential builder**” as:

a person engaged in the construction of a residential structure or a combination residential and commercial structure who, for a fixed sum, price, fee, percentage, valuable consideration, or other compensation, other than wages for personal labor only, undertakes with another or offers to undertake or purports to have the capacity to undertake with another for the erection, construction, replacement, repair, alteration, or an addition to, subtraction from, improvement, wrecking of, or demolition of, a residential structure or combination residential and commercial structure; a person who manufactures, assembles, constructs, deals in, or distributes a residential or combination residential and commercial structure which is prefabricated, preassembled, precut, packaged, or shell housing; or a person who erects a residential structure or combination residential and commercial structure except for the person's own use and occupancy on the person's property.

MCL 339.2401(b) defines “**residential maintenance and alteration contractor**” as:

a person who, for a fixed sum, price, fee, percentage, valuable consideration, or other compensation, other than wages for personal labor only, undertakes with another for the repair, alteration, or an addition to, subtraction from, improvement of, wrecking of, or demolition of a residential structure or combination residential and commercial structure, or building of a garage, or laying of concrete on residential property, or who engages in the purchase, substantial rehabilitation or improvement, and resale of a residential structure, engaging in that activity on the same structure more than twice in 1 calendar year, except in the following instances:

- (i) If the work is for the person's own use and occupancy.
- (ii) If the rehabilitation or improvement work of residential type property or a structure is contracted for, with, or hired entirely to be done and performed for the owner by a person licensed under this article.
- (iii) If work is performed by a person employed by the owner to perform work for which the person is licensed by the state.

MCL 339.2401(c) defines “residential structure” as “a premises used or intended to be used for a residence purpose and related facilities appurtenant to the premises, used or intended to be used, as an adjunct of residential occupancy.”

A **Residential Builder** may contract for the whole job, but subcontract plumbing, electrical, and mechanical (heating, ventilation, air conditioning) work to licensed plumbing, electrical and mechanical contractors.

A **Maintenance & Alteration Contractor (M&A)** is licensed to perform only specific trades and services and may accept contracts only in the trade(s) or craft(s) for which he or she is licensed. The M&A Contractor's wall license and pocket card identifies the trades for which the M&A Contractor is licensed. The pocket card contains a letter code that represents the trade or trades in which that contractor is licensed. The M&A trades and their equivalent letter codes are: Carpentry (A); Concrete (B); Excavation (D); Insulation Work (G); Masonry (I); Painting & Decorating (J); Siding (K); Roofing (M); Screen & Storm Sash (N); Gutters (O); Tile & Marble (P); House Wrecking (R); Swimming Pools (S); and Basement Waterproofing (T).