

Why Hire Licensed Contractors?



Hiring licensed contractors protects home buyers, sellers and real estate agents.

Financial Protection

Contractors carry insurance that covers damage to property as well as injuries to the contractor and employees. Contractors also carry a bond that can provide payment to customers who suffer damage from poor workmanship.



Dispute Resolution

The CCB provides professional mediation services to resolve disputes between customers and licensed contractors.



State of Oregon
Construction Contractors Board

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Realtors Guide to Working with Contractors in Oregon



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In Oregon, it's illegal to remodel homes, repair homes, build houses or inspect houses for compensation without a license.

Virtually anyone who performs home improvements for a seller or buyer will need to have a CCB license.

Who Needs a License?

- Carpenters
- Electricians/plumbers
- Handyman repair services
- Roofers
- Carpet layers
- Developers
- Painters
- Excavators
- Window installers
- Tree service providers
- Chimney cleaners
- Home inspectors
- Home warranty companies
- ...and more

Even home improvement stores and flooring businesses that arrange to have products installed must have a license.

What About Handymen?

Oregon rules make it very difficult to work as a handyman without a CCB license. Any handyman that performs work valued at or above \$1,000 must be licensed by the CCB. Handymen must also be licensed by the CCB if they produce any form of advertisements, including business cards.

How Do You Check a License?

The contractor's CCB number must be on their business cards or advertising materials. When in doubt, ask the contractor directly for the number.

Verify that the license is valid and active and the contractor's name matches the license record. To do this, contact the CCB at 503-378-4621, or check the online search feature at <https://www.ccb.state.or.us/search/>.

The search feature provides details such as:

- ▶ **If the license is active.** A contractor with an inactive license cannot bid on or perform work on a home.
- ▶ **Complaint history.** CCB's website provides 10 years of complaint history on each license.
- ▶ **Lead-based paint licensure.** A lead-based paint license is required to bid and work on pre-1978 residential structures.
- ▶ **Endorsement.** Residential endorsements are required to work on residential projects. If the contractor does not have the proper endorsement, the homeowner will have no access to mediation or the bond.
- ▶ **Independent contractor status.** Only a NON-EXEMPT contractor can have employees. Exempt contractors may not have employees because they do not carry workers compensation coverage.

How Can You Protect Buyers?

When a home seller hires a contractor to perform repairs during the escrow period, a contractual relationship is established between the seller and the contractor. However, if a direct contractual relationship is not established between the buyer and the contractor, the buyer will be unable to file a claim against the contractor at a later date.

To protect the buyer, the home repair contract must include a "contingency of sale for the benefit of the buyer." This allows the buyer to access CCB's mediation services.

How Can You Keep Your Clients Informed?

CCB publishes materials to keep sellers and buyers informed about the importance of hiring a licensed contractor. We're happy to provide your real estate office with any of our publications.

To order our free brochures, contact the CCB Education section at 503-934-2227, or send us an email at ccbeducation@ccb.state.or.us.