



UTAH | COMMERCE

Division of Professional Licensing

Strengthening Trust in Utah's Professional Workforce

through effective licensing, balanced regulation,
and consumer engagement to facilitate informed
decisions.



Home Construction Projects



Steps to Home Improvement Success

1. Prepare Plans



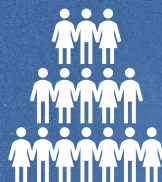
2. Get Several Bids



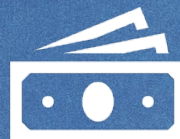
3. Verify the Contractor's License



4. Get it in Writing



5. Money Down & Payments



6. Monitor Progress



7. Get Lien Waivers at Final Payment



TRACED BY -	SCALES	SHEET NO.
LETTERED BY -	NOTED	
CHECKED BY -		



Is Your Contractor Licensed?



Verify a license at dopl.utah.gov

DIVISION OF PROFESSIONAL LICENSING

*Strengthening trust in Utah's professional workforce through
balanced regulation, and consumer engagement to*

**A Contractor's
License Number
will always end in
"-5501"**



Apply for a License



Renew a License



Verify a License



File a Complaint



CSD/PDMP

Important Notice

A contractor
SHOULD NOT work with
an expired license.



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Are there
benefits to hiring
a Licensed
Contractor?



YES!





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Criminal History Checks

What Is Reviewed?



Past Disciplinary Actions

NOW

**Pending/Active Criminal or
Administrative Action**

10

Misdemeanors



Felonies



**Does Your Contractor
Have Past Disciplinary Actions?**



Check for Disciplinary Actions at <https://db.dopl.utah.gov/disciplinary-actions/>

Agency & Disciplinary Actions

\$ PAY FINE

123456789-5501

SEARCH

Construction, Inc.

✓ 123456789-5501 — Contractor With LRF **(Revoked)**

ACTIONS

✓ Case 2021-2789

- Agency Action — 3/3/2021
- Stipulation and Order — 4/28/2021

CITATIONS

NO CITATIONS, OR NO CITATIONS WITHIN THE TIME FRAME ESTABLISHED IN UTAH CODE 63G-4-106 & 107**



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Financial Responsibility

What is Reviewed?



Judgments



Restitution



Tax Liens



Child Support Delinquencies



Collection Actions



Bankruptcy

Is Your
Contractor
Insured?

LIABILITY
INSURANCE



Utah Law Requires Licensed Contractors to be Insured

**INSURANCE
COVERAGE**

CONTENTS

Always Ask for Proof of Insurance BEFORE Hiring a Contractor



**If the Contractor Delays in
Showing Proof, Call DOPL at
(801) 530-6628**

Make Sure Your Contractor
is Properly Licensed

BEFORE

They Start Work on
Your Home



S330 Landscape & Recreation Contractor

R156-55a-301(2):

- (1) Grading and preparing of land for architectural, horticultural, or decorative treatment.(2) Arrangement, and planting of gardens, lawns, shrubs, vines, bushes, trees, or other decorative vegetation.(3) Construction, fabrication, and installation of:(a) swimming pools, prefabricated pools, spas, decorative pools, tanks, fountains, sprinkler systems, and water distribution systems for artificial watering or irrigation, for systems that are not connected to the culinary water system, or that are connected to the culinary water system but separated from the culinary water system by a backflow prevention device; an S330 may connect the system to the backflow prevention device;(b) metal fireboxes, fireplaces, and wood or coal-burning stoves, including the installation of venting and exhaust systems, if the individual performing the installation is RMGA-certified;(c) retaining walls, except for retaining walls to hold vehicles, structures, equipment or other non-natural fill materials within the area located within a 45 degree angle from the base of the retaining wall to the level of where the additional weight bearing vehicles, structures, equipment or other non-natural fill materials are located;(d) pergolas, patios, patio areas, and decking, including the deck structure and substructure;(e) hothouses, greenhouses, walks, and garden lighting of class two or class three power-limited circuits as defined in the National Electrical Code;(f) flag poles, fences, guardrails, handrails, and barriers;(g) sports and athletic courts, ranges, and fields including football fields, tennis courts, racquetball courts, handball courts, basketball courts, bowling alleys, shooting ranges, running tracks, playgrounds, playground equipment, rock climbing walls, or any similar court, field, surface, or related components; includes poles, standards, surface painting or coatings, floors, floor subsurface, wall surface, perimeter walls, perimeter fencing, scoreboards, or other equipment; and(h) incidental concrete, excavation, or asphalt work related to this scope of practice. (3) Excludes any electrical work, but an S330 may hire or subcontract an E200 or E201 contractor for that work.(4) Excludes any plumbing work, but an S330 may hire or subcontract a P200 or P201 contractor for that work.(5) Excludes natural gas-related work, but an S330 may hire or subcontract an RMGA-certified licensed contractor for that work.(6) Includes installation of a backflow preventer device, if during each renewal period the licensee completes at least two of their six continuing education hours under Section R156-55a-303b in continuing education related to backflow installation.



S330 Simplified

- landscaping
- swimming pools
- watering systems
- water features
- fire features
- retaining walls (only landscaping)
- patios/decks/pergolas
- greenhouses
- flag poles
- fences
- sport courts
- playgrounds



B100 General Building Contractor

R156-55a-301(2):

(1) Work as defined in Subsection 58-55-102(22).(2) Includes the scope of practice of every specialty contractor, except:

58-55-102(26):

(a) "General building contractor" means a person licensed under this chapter as a general building contractor qualified by education, training, experience, and knowledge to perform or superintend construction of structures for the support, shelter, and enclosure of persons, animals, chattels, or movable property of any kind or any of the components of that construction except plumbing, electrical work, mechanical work, work related to the operating integrity of an elevator, and manufactured housing installation, for which the general building contractor shall employ the services of a contractor licensed in the particular specialty, except that a general building contractor engaged in the construction of single-family and multifamily residences up to four units may perform the mechanical work and hire a licensed plumber or electrician as an employee.



Exemptions from Licensure

R156-55a-301(7)

- tree stump or tree removal
- construction of utility sheds, gazebos, or other similar items that are personal property and not attached to:
 - a residential or commercial building
 - a foundation
- building cleaning, sanitizing, and window washing, including power washing
- artificial turf installation
- construction, installation, or removal of awnings and canopies, including attached or detached
- installation of art and artwork, including sculpture, that is not part of the structural components or a building or structure
- lawn aeration, fertilizing, power raking, and dethatching (general lawn care)



Handyman Exemption

58-55-305(1)(h)(i) &(ii)(H)

- (i) subject to Subsection 58-1-401(2) and Sections 58-55-501 and 58-55-502, a person engaged in the alteration, repair, remodeling, or addition to or improvement of a building with a contracted or agreed value of less than \$3,000, including both labor and materials, and including all changes or additions to the contracted or agreed upon work
- (H) if the total value of the project is greater than \$1,000, the person shall file with the division a one-time affirmation, subject to periodic reaffirmation as established by division rule, that the person has:
 - (I) public liability insurance in coverage amounts and form established by division rule; and
 - (II) if applicable, workers compensation insurance which would cover an employee of the person if that employee worked on the construction project;



Contractor Licenses: -5501
Handyman Exemption: -5500



dopl.utah.gov/contracting





**Do You Know Who is Working on
Your Home?**





STATE CONSTRUCTION REGISTRY

**Utah's State Construction Registry (SCR)
is an Online Tool Homeowners Can Use to:**

**Know who is working on
their home**

**Make sure everyone working
on their home gets paid**

**Help avoid liens from being
placed on their home**



- Controlled Substance Advisory Committee
- Controlled Substance Database
- Prelitigation
- Construction Business Registry
- Residence Lien Recovery Fund
- Uniform Building Codes
- Utah Professionals Health Program
- State Construction Registry

Find a link to the SCR online at dopl.utah.gov

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Apply for a License



Renew a License



Verify a License



File a Complaint



CSD/PDMP

Preliminary Notice



Preliminary Notice



NEW



UTAH'S CONSTRUCTION BUSINESS REGISTRY

A Tool for Finding Construction Professionals' Contact Information



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Division of Professional Licensing

What Is the CBR?

**Find a link to the CBR online at
dopl.utah.gov**

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Controlled Substance
Advisory Committee

Controlled Substance
Database

Prelitigation

Construction Business
Registry

Residence Lien Recovery
Fund

Uniform Building Codes

Utah Professionals Health
Program

State Construction Registry



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CSD/PDMP



Construction Business Registry

[Welcome](#)[General Information](#)[Forms](#)[Laws and Rules](#)[Websites](#)[Frequently Asked Questions](#)[Contact Us](#)

Welcome

The Division of Professional Licensing (DOPL) is excited to announce the launch of the Construction Business Registry (CBR) in January, 2023. The CBR is a free online database of contact information for licensed construction professionals in Utah. Homeowners and others looking to hire a construction professional can access the CBR for free to find contact information for licensees.*

In a public information provided through DOPL's online verification tool, licensed professionals have the option to provide additional contact information, including a mailing address, email address and phone number. Providing this information allows potential customers to contact you directly, increasing your potential business opportunities.

[Search for a Contractor](#) ↗

Who Is Included?



Contractors



Handymen



Plumbers



Electricians



Elevator Mechanics



Burglar Alarm Companies/Agents

C B R



Company Search

Welcome to Web Lookup/Verification services. By using this search mechanism you are now able to search our databases at once.

- Please enter search criteria below to start your search (enter data in any field- we will search with whatever information you provide to us- remember less is more!)
- If you have partial information, you may use a wildcard search by placing a '*' at the end of the search data entered.
- To search for a Contractor by their classification or specialty, please visit our [Person Search page](#).
- [Click here to search for a Person](#) rather than a company.

Search Criteria

Profession:	All	Company Name:	
License Type:	All	Owner:	
License Status:	All	City:	
License Number:		State:	--All--
DBA:		County:	
		Zipcode:	
☐ I'm not a robot		 reCAPTCHA Privacy - Terms	

[Clear Form](#)[Search](#)



Licensee Information

Name: Construction Corp.

Address: 123 Main St.

City: Murray

State: UT

Zip: 84117

Country: United States

Phone: (555) 867-5309

Email: info@constructioncorp.com

Profession:

Contractor

License Type:

Contractor With LRF

License Number:

123456789-5501

Obtained By:

Application

Status:

Active

Original Issue Date:

1/8/2021

Expiration Date:

11/30/2023

Qualifier Information

Qualifier: Doe, John

License Type: B100 - General Building Qualifier

Discipline Information

Please understand that the absence of violation data linked to this record does not necessarily mean that no public actions exist.

No disciplinary actions, or no disciplinary actions within the time frame established in Utah Code 63G-4--106 & 107**

For more details, to view disciplinary documents, or to pay a fine, please go to the [DOPL Disciplinary Actions Search](#) and search by the license number listed above.

Data current as of: February 23, 2023 10:15:21

This website is to be used as a primary source of verification for licenses issued by the Utah Department of Commerce. Please contact us at (801) 530-6701 with additional questions or concerns.

You may close this window to return to your search results.

Close Window

Use the CBR
to find:

- Contact information
- License status
- When the license was issued

- Who the Qualifier is
- Scope of practice the license allows
- If there have been disciplinary actions



What if a Lien is Placed on Your Home?



Mechanic's Lien

s of the _____ day of _____, an individual, located at _____ of may be _____

between
an ind
Each
"Partie
called

Utah's Residence Lien Recovery Fund Act



Remove
liens from
your home



Keep from
paying twice
for work



Avoid
foreclosure

**Find a link to the LRF at
dopl.utah.gov**

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Fund

Uniform Building Codes

Utah Professionals Health
Program

State Construction Registry



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CSD/PDMP

What Is the LRF?



An alternate payment source for contractors, laborers or suppliers whose liens are voided because a homeowner qualifies for protection under the Residence Lien Restriction and Lien Recovery Fund Act



Established in 1994



A few contractors were taking money but not paying subcontractors and suppliers



Homeowners had to pay the subcontractors and suppliers directly to prevent lien foreclosure; pay twice



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What Does the LRF Do?

Home Owners



Do You Qualify for Protection from Liens?



CHECKLIST



Have a written contract with a licensed contractor

Home is your primary or secondary residence

Project is complete

Paid your original contractor in full



For more information visit
dopl.utah.gov/residence-lien-recovery-fund/

Important Note

No money going into Fund since 2018. Fund is projected to be empty by 2025. Certificates of Compliance may continue.

Contractor

Problems?



ATTENTION



A woman with a concerned expression stands in the center of the frame, holding a piece of paper. Four red-bordered labels with white text float around her: 'FRAUD' (top left), 'JOB ABANDONMENT' (top right), 'SCAM' (bottom left), and 'NO PERMITS' (bottom right). In the background, a construction worker in a green safety vest is visible, slightly out of focus.

**File a Complaint
Online at**

dopl.utah.gov

or

**Call (801) 530-6630 for
more information**

Areas of Responsibility

Each Investigator is assigned to an area in Utah



Filing a Complaint

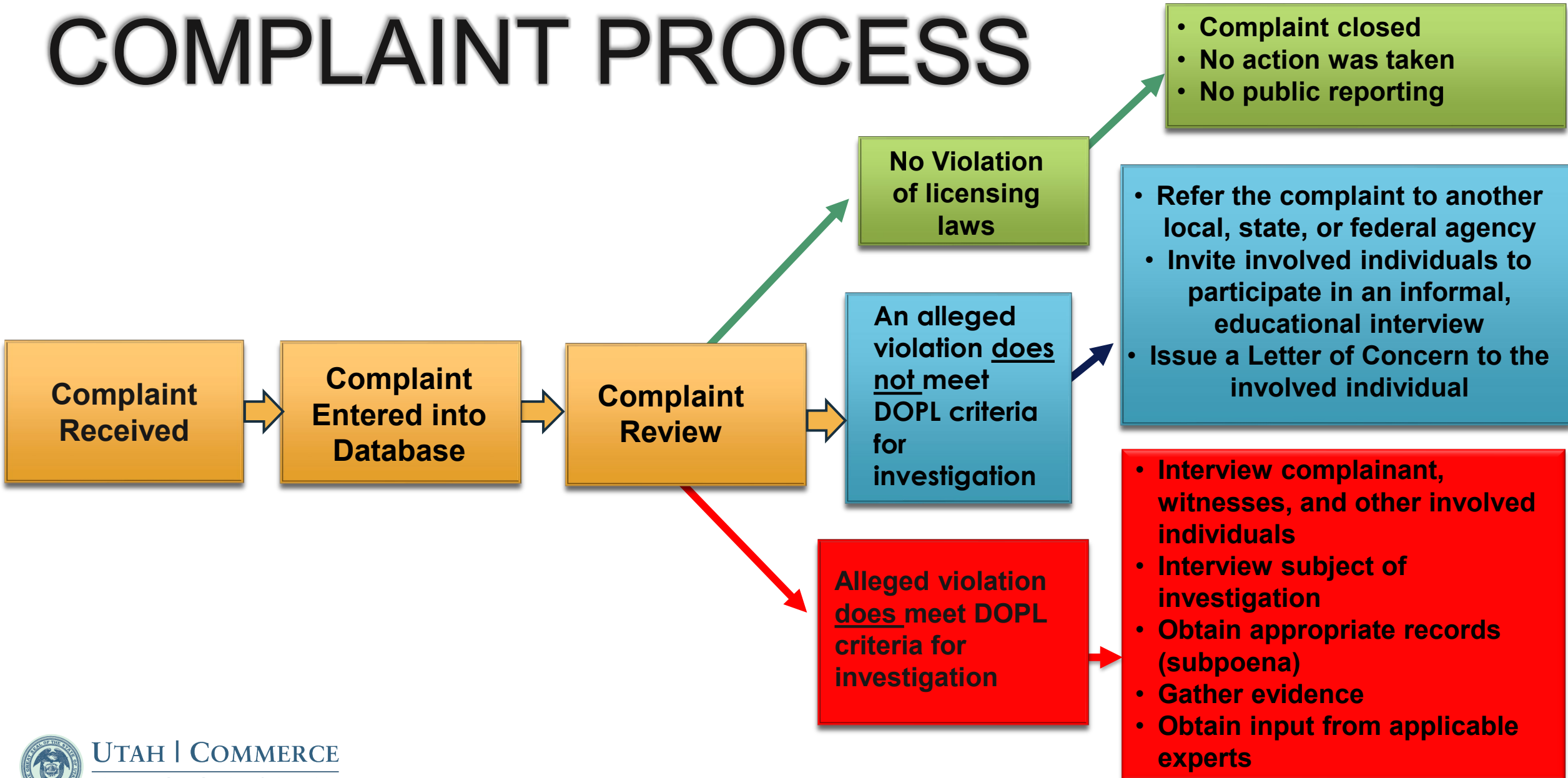
- All complaints are filed through DOPL Website at DOPL.UTAH.GOV
- You may also mail in a complaint
- **Immediate attention** – Call the Bureau of Investigation at 801-530-6630.



File a Complaint



COMPLAINT PROCESS



COMMON UNLAWFUL, UNPROFESSIONAL CONDUCT ISSUES

1

A photograph of two hands shaking in a firm grip. The hand on the left is dark-skinned and wearing a white shirt cuff. The hand on the right is light-skinned and wearing a dark suit sleeve cuff. The background is a solid light blue.

HIRING AN UNLICENSED
CONTRACTOR

UNLAWFUL CONDUCT 58-
55-501(3)



COMMON UNLAWFUL, UNPROFESSIONAL CONDUCT ISSUES

2

UNLICENSED
PRACTICE

UNLAWFUL
CONDUCT 58-55-
501(1)



JOB ABANDONMENT 58-55-502(4)(a)



COMMON UNLAWFUL, UNPROFESSIONAL CONDUCT ISSUES

3



PRACTICING
BEYOND THE
SCOPE OF
LICENSE

UNLAWFUL
CONDUCT 58-55-
501(2)



COMMON UNLAWFUL, UNPROFESSIONAL CONDUCT ISSUES

4

WORKMANSHIP/
INCOMPETENCE

OOOPS!

ERROR

MISTAKE

FAILURE



COMMON UNLAWFUL, UNPROFESSIONAL CONDUCT ISSUES

5

HANDYMAN
EXEMPTION

VIOLATIONS 58-55-
305(1)(h)



COMMON UNLAWFUL, UNPROFESSIONAL CONDUCT ISSUES

6

BUILDING PERMIT
UNLAWFUL
CONDUCT 58-55-
501(7)

(7) Failing to obtain a
building permit when
required by law or rule

What can you do to help protect your community from construction fraud/scams?



Word of Mouth



Share DOPL's Steps to Home Improvement Success



Make Hiring a Licensed Contractor Look Good!



Report bad actors to DOPL



Want to stay in the loop with minimal effort?

Follow us on Social
Media!

Facebook: Utah Division
of Professional Licensing
Instagram: @UtahDOPL



Look for this profile picture!





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Division of Professional Licensing

Questions?





Thank you!



b4@utah.gov



Dopl.utah.gov



[\(801\) 530-6628](tel:(801)530-6628)

