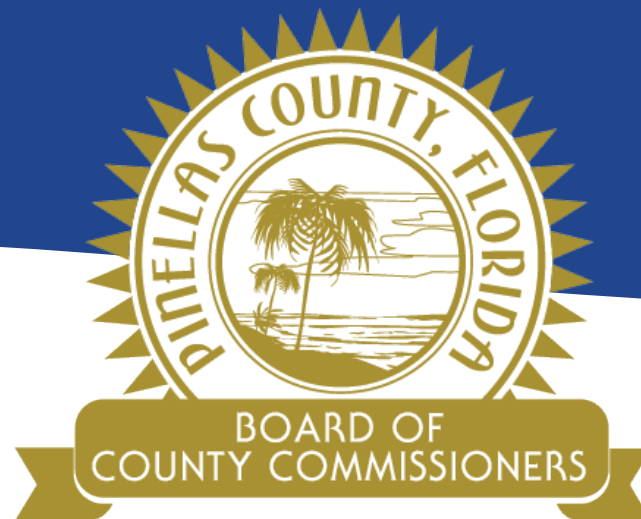


# Contractor Licensing

**HB 735**

**Pre-emption of Local Licensing to the State**



**Our Vision:**  
To Be the Standard for  
Public Service in America

# Contractor Licensing and the PCCLB



## **We oversee licensing,**

administration, records management, and contractor license investigations of the Pinellas County Construction Licensing Board.

We license contractors to ensure that those working in the County have the skills to perform their work. We monitor contractors' liability and workers' compensation insurance to reduce risk to consumers and protect workers.

We enforce Florida and County statutes and ordinances, including arbitrating building code disputes, amending codes and protecting the Coastal Construction Control Line.

**The PCCLB has been licensing contractors,** enforcing construction licensing law and protecting citizens in Pinellas County since 1973. We are now celebrating our 50<sup>th</sup> year.



# Local Licensing History

- PCCLB currently has 18 Specialty License Classifications dating back as early as 1988
- **Approx. 1,400 locally licensed contractors**, all of whom:
  - Proved requisite construction experience
  - Provided background and credit history
  - Paid for, studied for and passed a trade examination and business law exam with 70% or more
  - Were awarded a certificate of competency license to allow them to practice their trade – some in highly skilled trades – in Pinellas County
  - Licensed as early as 1982 (39 years ago) and the most recent in December 2021
  - Are working compliant with construction licensing law including proper general liability and workers' compensation insurance



# Eliminating Local Specialty Licensing



- HB 735 – The Pre-emption of Local Occupational Licensing signed into law June 30, 2021 eliminates all local specialty licensing effective **July 1, 2023**
- HB 735 contradicts the rights granted to PCCLB under 75-489, Laws of Florida, aka “The Special Act” that gives PCCLB unique countywide authority to:
  - Issue licenses, establish license classifications and register contractors in most construction trades
  - Require municipal and County building departments to confirm a contractor’s license status before issuing a building permit
- HB 735 confirms our continuing right to grant “journeymen” (or apprentice) licenses, eliminating one journeyman classification
  - Dictates the fees we charge journeymen to apply and renew their licenses to \$25 (currently \$75 to apply, \$35 to renew)

# The Impact on Specialty Contractors



- **18 specialty licenses will be eliminated affecting approx. 1,400 contractors**
- **Eliminating the specialty license does not eliminate the requirement to acquire a building permit under the Florida Building Code**
- 3 classifications do not generally require permits for work in Pinellas County
  - Painting Specialty (**416 contractors**), Tile and Marble Specialty (**195 contractors**) and most work performed by Cabinet Specialty (**66 contractors**)
  - It is expected that their work may continue without impact
- Some work performed by Finish Carpentry Specialty does not require a permit
  - Windows, doors, and stairs require a permit in most jurisdictions (**247 contractors impacted**)
- Permitting is inconsistent across jurisdictions for 4 classifications
  - Fence Erection (**43 contractors**), Flatwork Masonry (**101 contractors**), Paving Specialty (**50 contractors**), Plaster/Stucco (**65 contractors**) may be impacted depending on the nature and location of work

# Additional Impacts



- **78 contractors** in 4 classifications may be eligible to upgrade to the State Specialty Structure certification\*
  - Including Awning Specialty (**4 contractors**), Garage Door (**30 contractors**), Shutter/Open Protection (**12 contractors**) and Veneer Specialty Contractors (**32 contractors**) – (\*Not all will qualify)
- 6 specialties generally require permits for most work (due to the work being structural and/or due to windload risk) and will be prohibited from pulling building permits anywhere in the County
  - Carpentry (**77 contractors**), Natural Gas (**2 contractors**), NonElectrical Sign (**56 contractors**), Pile Driving (**1 contractor**), Structural Masonry (**50 contractors**), and Structural Steel (**8 contractors**)
- 8 specialties are licensed by both the County and the State
  - Locally licensed contractors in state specialties need to register with the state or become State-certified to continue work in the trade; **284 contractors** may be eligible\*
- 1 journeyman classification will be eliminated / 4 journeymen classifications continue

# Economic Impact in Pinellas County



- **3 Levels of Economic Impact in and on Pinellas County**

- Loss of revenue to the PCCLB estimate provided to legislative team of approx. \$1 million over 3 years
- As many as 550 contractors will be prohibited from pulling building permits and will lose the ability to work in their trade\*
- Most of these specialty contractors are small business owners, all are entrepreneurs

- **\*What are Contractors' Options?**

- Upgrade their skills
- Become a W2 employee of an eligible contractor
- Find a contractor to "qualify" their business for a fee, most frequently in violation of Florida licensing law, and increasing prices to consumers
- Work without a permit (a violation of Florida licensing law)





# Helping Contractors Prepare for Change



- We will assist contractors who may be eligible to upgrade their license to the State Specialty Structure Contractor, and
- Provide assistance to locally licensed contractors in state specialties who need to register with the state or become state certified to work
  - Providing affidavits of licensure, letters of good standing and links to resources to assist in the application process
- We will work with the municipalities to identify where/if permitting inconsistencies can be eliminated
  - Building officials roundtable, the first of planned quarterly meetings, scheduled to start January 2022
- Propose waiting to July 1, 2023 (state mandated date) to make changes effective in Pinellas County



# PCCLB Continues to Register Contractors



- Locally licensed contractors represent approx. 11% of total contractors registered at PCCLB
- We will continue to:
  - Register and annually renew more than 13,000 state certified contractors and locally licensed contractors in state classifications
  - Monitor contractors' general liability and workers' compensation insurance and exemption
  - Enforce construction licensing laws and Pinellas County ordinances with respect to unlicensed contracting
  - Investigate citizen complaints against licensed contractors and to sanction contractors who do not perform to the standards required of their trade
  - Hold public hearings to hear technical amendments to the Florida Building Code
  - Arbitrate building code disputes and protect the Pinellas County Coastal Construction Control Line