

COMMON LICENSING VIOLATIONS

NORTH CAROLINA LICENSING BOARD FOR GENERAL CONTRACTORS

1. UNLICENSED GENERAL CONTRACTOR:

- Individuals or entities bidding on, performing, superintending or managing projects totaling \$30,000.00 or more. This includes 22 types of construction. (commercial, residential, marine, pools, roofing etc. see page 4, NCGS 87-1 and pages 27-31, Classifications)
- Owner/Builder (must own property) where the home/business is "for sale" or "for rent/lease" prior to 12 months following issuance of "Certificate of Occupancy." (see page 4 (b) (2))

NOTE: Only individuals or business entities that hold title to the property and who are undertaking construction for their own use are entitled to owner/builder permits.

- Any project where the property owner has obtained an owner/builder permit, but an unlicensed contractor provides management/supervisory control performing "general contractor" duties over the project. (see pages 35-37 Rule 21 NCAC 12A .0208)
- Unlicensed contractors using a General Contractors license with or without the licensee's knowledge or permission. (page 3)

2. LICENSED GENERAL CONTRACTOR:

- Failure to obtain permits prior to beginning construction.
- Failure to schedule/obtain required inspections and/or "Certificate of Occupancy." (pages 37-38, Rule 21 NCAC 12A .0212)
- Significant changes made in a permitted project scope without providing proper notification to the Inspections Department.
- Performing or bidding on a construction project that exceeds their license "Limitation." (see pages 3, 33-34) or on a project that is outside of their license "Classification." (see pages 27-31)

COMMON VIOLATIONS CONTINUED

- Performing or bidding on a construction project with an expired license. Licensees are considered “unlicensed” 60 days after their license expires on December 31st. (see pages 3 and 8 (e))
- Allowing an unlicensed contractor to use their license.
- Allowing another contractor to use their license because they do not have the proper license “Limitation.”
- Allowing another contractor to use their license because they do not have the proper license “Classification.”
- Operating as an “unlicensed” joint venture. (see page 35 Rule .0207)
- Failing to operate in the proper name that the license is issued under. NOTE: This pertains to a licensee who is individually licensed but is improperly operating as an unlicensed “corporation or LLC” as well as those operating under an “assumed name” which is not referenced on their license.
- An individual or corporation operating as an unlicensed corporation.
- Qualifier (exam holder) for licensee is not a W-2 employee, officer (for corporations) or managing member (for limited liability company’s). (See pages 3, 7 (B) and 8 (C and C1) 34 and 35 (.0205))

**QUESTIONS OR INFORMATION REGARDING A VIOLATION SHOULD BE DIRECTED
TO THE BOARD INVESTIGATOR ASSIGNED TO YOUR CITY/COUNTY**

**NOTE: PAGE REFERENCES ARE ACCORDING TO THE January
2022 “2022 RULES AND REGULATIONS APPLICABLE TO
GENERAL CONTRACTING IN THE STATE OF NORTH
CAROLINA” AVAILABLE IN PDF FORMAT ON THE BOARD
WEBSITE WWW.NCLBGC.ORG.**

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