

Contractor License Requirements

The City of Devine does not currently have municipal licensing or registration for contractors. The City of Devine requires contractors to be licensed in accordance with State Law. The licenses required by the City of Devine are the minimum required according to state law and apply to unincorporated areas as well as cities.

New Home Construction and Residential Remodeling: The Sunset Act, which is chapter 325 of the Government Code, requires that the legislature review each state agency periodically to determine whether the functions of that agency should continue. In the 2009 regular session of the Texas Legislature, the legislature allowed the provisions of Title 16 to expire under Property Code section 401.006 as of September 1, 2009. The law that created the statutory warranties and supported the commission's adoption of performance standards will no longer be in effect, the law will revert to what it was before the enactment of Title 16. Prior to the enactment of Title 16, the courts recognized the implied warranty of good workmanship in construction and the implied warranty of habitability. The courts also recognized that the parties to a written contract could create an express warranty in lieu of the common-law implied warranties if the implied warranties are properly disclaimed and replaced with a suitable express warranty terms. For more information on the TRCC's Sunset Provisions, please visit <http://www.trcc.state.tx.us/>.

Mechanical Contractors, Electrical Contractors, Well Drillers, etc. are required to have a license issued by the Texas Board of Licensing & Regulation (**TDLR**) and must present a current copy of their license along with and proof of insurance before permits will be issued. A photo ID is also requested. The TDLR also licenses many other contractors and businesses, such as Water Well Drillers.

Contractor Search: <http://www.license.state.tx.us/LicenseSearch/>

Plumbing Contractors must possess a Plumbing License issued by the Texas State Board of Plumbing Examiners (**TSBPE**) to offer or contract to perform work for the general public, as required by state law, and must present a copy of their current license to the City before permits will be issued. A photo ID is also requested.

Contractor Search: <http://www.tsbpe.state.tx.us/index.html> (click License/Registration search)

A Licensed Installer's license issued by **TCEQ** is required to obtain a permit for installation of Lawn Irrigation Systems. A photo ID is also requested.

Contractor Search: <http://www5.tceq.state.tx.us/oc/olwe/>

Other licenses may be required for the individual job, such as **TDSHS** licenses for asbestos surveys or abatement and removal or licenses for the removal of underground storage tanks.

Asbestos Licensee Search: <http://www.dshs.state.tx.us/asbestos/whocan.shtm>

To make a complaint against a licensed contractor or to report a person performing contractor work without a state required license, contact the state agency that licenses that type of contractor.

License Exemptions:

No license is required to obtain a permit for building, electrical, plumbing or mechanical work that is performed by the owner of the property and the property is the owner's **homestead** and he intends to live at the property for at least one year from the time of completion of the work. Proof of property being the owner's homestead is required prior to issuance of a permit for the **Homestead Exemption** to apply. Rental property is not included in this Exemption.