



## Definitions

**Licensee** - A residential building contractor, residential remodeler, manufactured home installer, or residential roofer licensed by the State of Minnesota.

**Manufactured home installer** - Any person, firm, or corporation that installs or repairs a manufactured home for others at the site of occupancy.

**Owner** - Any person, firm, or corporation that has any legal or equitable interest in the real property.

**Owner-occupied housing** - Housing that is the principal place of residence for the owner and the owner's household. Housing that is primarily intended to be used in a trade or business, as an investment property, or as a recreational home is not owner-occupied housing; however, a property that contains rental housing units qualifies as owner-occupied housing so long as the property includes no more than four housing units, at least one of which is occupied by the property's owner.

**Qualifying person** - The individual who fulfills the examination and education requirements for licensure on behalf of the licensee. (This is not a state license.)

**Residential building contractor** - A person in the business of building residential real estate, or of contracting or offering to contract with an owner to build residential real estate, by providing two or more special skills as defined in this handout. A residential building contractor may also contract or offer to contract with an owner to improve existing residential real estate.

**Residential remodeler** - A person in the business of contracting or offering to contract with an owner to improve existing residential real estate by providing two or more special skills as defined in this section.

**Residential real estate** - A new or existing building constructed for habitation by one to four families and includes detached garages.

**Residential roofer** - A person in the business of contracting, or offering to contract with an owner, to complete work on residential real estate in roof coverings, roof sheathing, roof weatherproofing and insulation, and repair of roof systems, but not construction of new roof systems.

**Specialty contractor** - A person in the business of contracting or offering to contract to build or improve residential real estate by providing only one special skill as defined in this handout.

## Licensing/Bonding Requirements

### State Licensing Required

- Residential Building Contractor
- Residential Remodeler Contractor
- Residential Roofer
- Manufactured Home Installer
- Plumbing Contractor
- Water Conditioning
- Subsurface Sewage Treatment Systems

### State Bonding Required

- Mechanical
- Plumbing
- SSTS and/or Pipe Laying
- Sign<sup>3</sup>

### City Licensing Required

#### Residential Projects

- Mechanical Contractors
- Plumbing Contractors<sup>1</sup>
- Specialty Contractors<sup>2</sup>

#### Non-Residential Projects

- Excavation Contractors
- Fire Suppression Contractors
- Framing/Drywall Contractors
- General Contractors
- Insulation Contractors
- Masonry Contractors
- Mechanical Contractors
- Overhead Door Installers
- Plumbing Contractors
- Roofing Contractors
- Sign Contractors<sup>3</sup>

1 Residential plumbing work may be performed (without a license) by owner only if project property is owner-occupied housing.

2 Subcontractors performing working under a MN licensed residential contractor do not require city licensing.

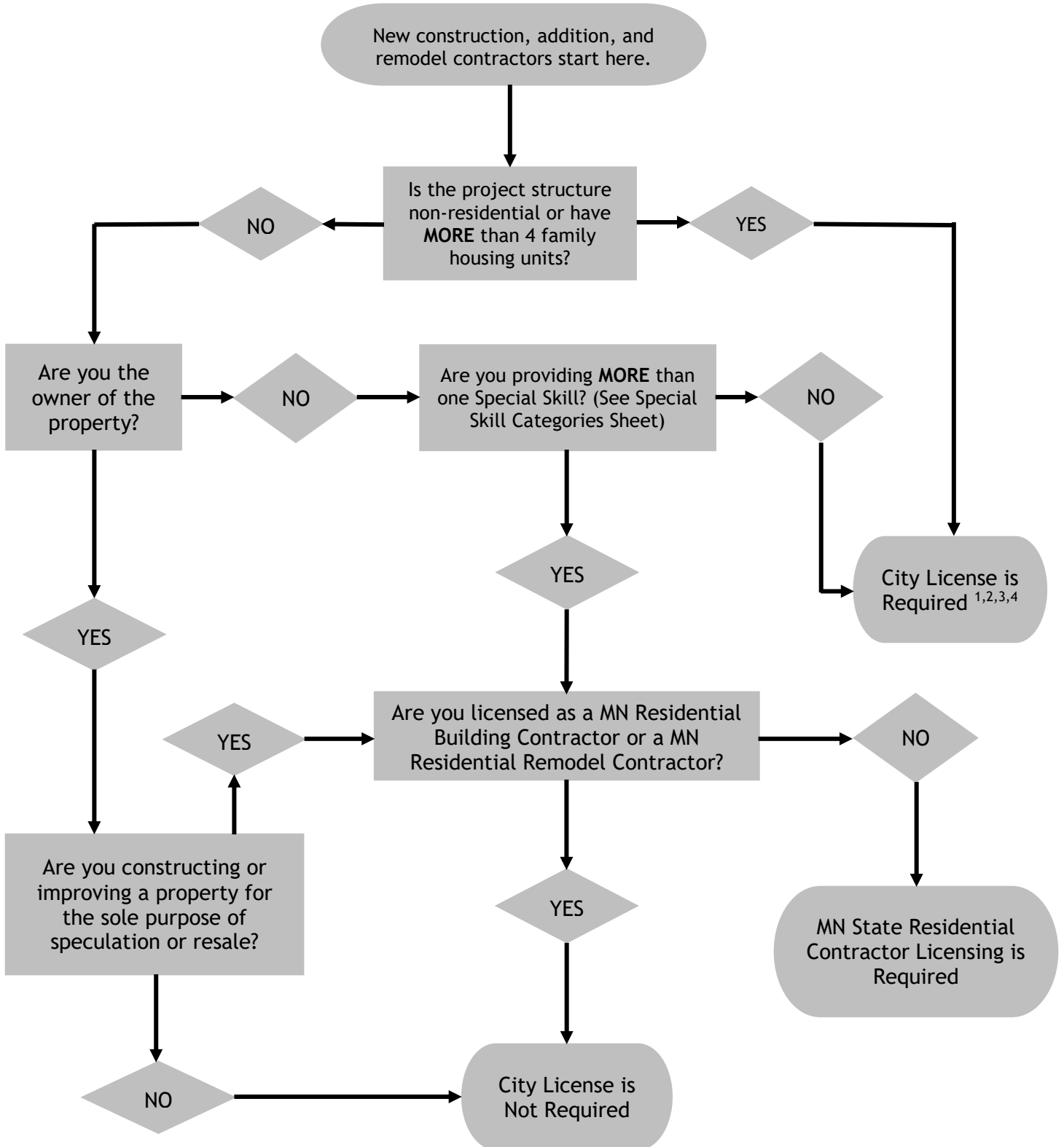
3 Sign Contractor Bond is required to be filed with the state or the City of Brainerd.



### Special Skill Categories<sup>1</sup>

<b>Excavation</b> Includes work in any of the following areas:	<b>Masonry/Concrete</b> Includes work in any of the following areas:
<ul style="list-style-type: none"> <li>• Excavation</li> <li>• Trenching</li> <li>• Grading</li> <li>• Site grading</li> </ul>	<ul style="list-style-type: none"> <li>• Drain systems</li> <li>• Poured walls</li> <li>• Slabs and pored-in-place footings</li> <li>• Masonry walls, fireplaces, or veneer</li> <li>• Water resistance and water proofing</li> </ul>
<b>Carpentry</b> Includes work in any of the following:	<b>Interior Finishing</b> Includes work in any of the following:
<ul style="list-style-type: none"> <li>• Rough carpentry</li> <li>• Finish carpentry</li> <li>• Doors, windows, and skylights</li> <li>• Porches and decks (Excluding concrete footings)</li> <li>• Wood foundations</li> <li>• Drywall installation (excluding taping and finishing)</li> </ul>	<ul style="list-style-type: none"> <li>• Floor covering and wood floors</li> <li>• Cabinet and countertop installation</li> <li>• Insulation and vapor barriers</li> <li>• Interior or exterior painting</li> <li>• Ceramic, marble, and quarry tile</li> <li>• Wallpapering</li> </ul>
<b>Exterior Finishing</b> Includes work in any of the following:	<b>Drywall/Plaster</b> Includes work in any of the following:
<ul style="list-style-type: none"> <li>• Siding</li> <li>• Soffit, fascia, and trim</li> <li>• Painting</li> <li>• Rain carrying systems, includes gutters and down spouts</li> </ul>	<ul style="list-style-type: none"> <li>• Installation</li> <li>• Taping</li> <li>• Finishing</li> <li>• Interior plaster</li> <li>• Painting</li> <li>• Wallpapering</li> </ul>
<b>Residential Roofing</b> Includes work in any of the following:	<b>General Installation Specialties</b> Includes work in any of the following:
<ul style="list-style-type: none"> <li>• Roof coverings</li> <li>• Roof sheathing</li> <li>• Roof weatherproofing and insulation</li> <li>• Repair of roof support system, but not construction of new roof support system</li> </ul> <p><b>*Residential Roofers are required to obtain a Minnesota license.</b></p>	<ul style="list-style-type: none"> <li>• Garage doors and openers</li> <li>• Pool, spas, and hot tubs</li> <li>• Fireplaces and wood stoves</li> <li>• Asphalt paving and seal coating</li> <li>• Exterior plaster and stucco</li> <li>• Ornamental guardrails and prefabricate stairs</li> </ul>

<sup>1</sup> MN Statue 326B.802



1 Brainerd City Code - Section 1130

2 See list of contractors that are required to be licensed (Pg. 1).

3 Subcontractors working under a MN licensed residential contractor are not required to be licensed by the city.

4 Specialty contractors that are licensed as a MN Residential Building Contractor or MN Residential Remodel Contractor are not required to be licensed by the City.