

The state of Minnesota has adopted contractor licensing requirements administered by the Department of Labor and Industry (MN DLI) to ensure that buildings are safe and healthy for those who occupy them, and that workers who construct them are qualified to perform the work.

Anyone contracting to work on one-family or two-family dwellings and townhouses must be a licensed contractor.

RESIDENTIAL BUILDING CONTRACTOR LICENSING REQUIREMENTS

The Minnesota Department of Labor and Industry licenses residential building contractors, remodelers, roofers and manufactured home installers. The department requires certain standards of education and professional conduct be maintained to obtain and retain a license.

Licenses are required for all residential building contractors and residential remodelers who contract with a homeowner to construct or improve dwellings by offering more than one of the eight (8) special skills defined below.

1. Excavation

- excavation
- trenching
- grading
- site grading

2. Masonry/concrete

- drain systems
- poured walls
- slabs and poured-in-place footings
- masonry walls
- masonry fireplaces
- masonry veneer
- water resistance and waterproofing

3. Carpentry

- rough framing
- finish carpentry
- doors, windows and skylights
- porches and decks (excluding concrete footings)
- wood foundations
- drywall installation (excluding taping and finishing)

4. Interior finishing

- floor covering
- wood floors
- cabinet and countertop installation
- insulation and vapor barriers
- interior or exterior painting
- ceramic, marble and quarry tile
- wallpapering
- ornamental guardrail and installation of prefabricated stairs

5. Exterior finishing

- siding
- soffit, fascia and trim
- exterior plaster and stucco
- painting
- rain carrying systems, including gutters and down spouts

6. Drywall and plaster

- installation
- taping
- finishing
- interior plaster
- painting
- wallpapering

7. Roofing

- roof coverings
- roof sheathing
- roof weatherproofing and insulation
- repair of roof support system, but not construction of new roof support system

8. General installation specialties

- garage doors and openers
- pools, spas and hot tubs
- fireplaces and wood stoves
- asphalt paving and seal coating
- ornamental guardrail and prefabricated stairs

Residential Roofers are required to obtain a license.

Owners working on their own property must also be licensed if they build or remodel for the sole purpose of speculation or resale.

The MN Contractor Recovery Fund compensates owners or lessees of residential property in Minnesota who have suffered an actual and direct out-of-pocket loss due to a licensed contractor's fraudulent, deceptive or dishonest practices, conversion of funds, or failure of performance. If you obtain the permit as a homeowner instead of the contractor, or if you use an unlicensed contractor, you waive all rights to the MN Contractor Recovery Fund.

PLUMBING CONTRACTOR LICENSING REQUIREMENTS

The Minnesota Department of Labor and Industry licenses plumbers to verify that they have the necessary training and knowledge to install plumbing safely and according to approved standards. View MN DLI consumer information about plumber licensing here.

Plumbing in a Single Family Dwelling (Inside)

Plumbing work can be done by the person who owns and occupies the single family dwelling, or by a MN State Licensed Plumbing Contractor.

Plumbing in Other Residential or Commercial (Inside)

Plumbing work can only be done by a MN State Licensed Plumbing Contractor.

All Outside Plumbing

Only a MN State Bonded Plumber with a Pipe layers Card or a MN State Licensed Plumbing Contractor can perform outside plumbing work.

MECHANICAL CONTRACTOR LICENSING REQUIREMENTS

While there is no state license requirement for mechanical contractors, they are required to file a \$25,000 mechanical contractor bond with MN DLI in order to contract to perform gas, heating, ventilation, cooling, air conditioning, fuel burning or refrigeration work in Minnesota. The bond must be on a form approved by MN DLI and written by a surety company licensed to do business in Minnesota.