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STATE BOARD OF EXAMINERS OF ELECTRICAL CONTRACTORS

April 5, 2010

MEMORANDUM

FROM: NC STATE BOARD OF EXAMINERS OF ELECTRICAL CONTRACTORS
TO: PROPERTY RENTAL FIRMS AND ELECTRICAL INSPECTORS
RE: STATE LAW – LICENSING REQUIREMENTS FOR ELECTRICAL WORK ON RENTAL PROPERTIES

The Board has received a number of inquiries as to the license requirements for electrical work on rental properties such as beach cottages, apartments, condominiums and the like. The purpose of this Memorandum is to provide information.

It is not legal or safe for investors or property managers to use unlicensed persons to perform electrical work. The law is set out below. Also, investors and real estate agents risk significant personal liability when they choose unlicensed people to perform electrical work. What will a jury do if people are injured or property damaged because someone chose an unlicensed person? Will the insurance company deny coverage for the loss?

NCGS 87-43 requires that a license as an electrical contractor be obtained by any person "... engaging or offering to engage in the business of installing, maintaining, altering or repairing any electric work wiring devices, appliances or equipment." There is no exception for property intended for rent, lease, sale or gift. Thus, a licensed electrical contractor must install, maintain, alter or repair as well as contract to install, maintain, alter or repair the electrical work on rental properties such as beach cottages, apartments, condominiums and the like.

Any firm with a limited, intermediate or unlimited license as is described can perform the work. Additionally, the holder of a SP-SFD (Special Restricted Single Family Dwelling) license is permitted to perform this work in single family detached residential dwellings.

It is easy to check a license before hiring. To verify a license, simply visit the Board website at www.ncbeec.org and click on "Find a Licensed Contractor". The licensing law and Board rules can also be found on the Board website. Click on "Laws & Rules".

Please contact your local Field Representative or the Board office if you have any questions or assistance is needed.

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