

IMPORTANT INFORMATION ABOUT HOME IMPROVEMENT CONTRACTORS

WARNING

Maryland State Law provides protection for homeowners through licensing and regulating home improvement contractors by the Maryland Home Improvement Commission.

It is a crime in this state for any person to engage in or transact any home improvement business, or hold himself out to the public as doing home improvement business, unless he/she is licensed by the Maryland Home Improvement Commission (MHIC). The provisions of this state law may not be waived by agreement.

Engaging in the home improvement business without obtaining a MHIC license is punishable by a fine not exceeding \$5,000.00 or imprisonment not exceeding two (2) years, or both. It is also a violation of the law for contractors to hire unlicensed subcontractors or salespersons.

For information concerning the Home Improvement Commission, including whether a person is licensed and his record with the MHIC, call (410) 230-6309 or 1-888-218-5925.

Visit our website at <http://www.dllr.state.md.us>. And click on Occupational and Professional Licensing.

LIABILITY INSURANCE – All contractors are required to maintain \$50,000 liability insurance. Homeowners should be provided with a copy of the current insurance certificate at the time of contract.

BUILDING PERMITS - Certain home improvement work requires a building permit issued by your local Permit & Inspections Office. Failure to obtain necessary permits may result in your job being shut down by local building inspectors.

MHIC LICENSE NUMBERS ON VEHICLES - Contractors and subcontractors must conspicuously display their MHIC license numbers on all vehicles used either by the licensee or under the licensee's direction and control for the performance of home improvement work.

Robert L. Ehrlich, Jr.
Governor of Maryland

Michael S. Steele
Lt. Governor

James D. Fielder, Jr., Ph.D.
Secretary

STATE OF MARYLAND
DEPARTMENT OF LABOR, LICENSING AND REGULATION
MARYLAND HOME IMPROVEMENT COMMISSION

Business Regulation Article, Section 8-101(g): (1) “Home Improvement” means:

- (i) the addition to or alteration, conversion, improvement, modernization, remodeling, repair, or replacement of a building that is used or designed to be used as a residence or a structure adjacent to that building; or
 - (ii) an improvement to land adjacent to the building.
- (2) “Home improvement” includes:
- (i) construction, improvement, or replacement, on land adjacent to the building, of a driveway, fall-out shelter, fence, garage, landscaping, porch, or swimming pool;
 - (ii) connection, installation, or replacement, in the building or structure, of a dishwasher, disposal, or refrigerator with an icemaker to existing exposed household plumbing lines;
 - (iii) installation, in the building or structure, of an awning, fire alarm, or storm window; and
 - (iv) work done on individual condominium units.
- (3) “Home improvement” does not include:
- (i) construction of a new home;
 - (ii) work done to comply with a guarantee of completion for a new building project;
 - (iii) connection, installation, or replacement of an appliance to existing exposed plumbing lines that requires alteration of the plumbing lines;
 - (iv) sale of materials, if the seller does not arrange to perform or does not perform directly or indirectly any work in connection with the installation or application of the materials;
 - (v) work done on apartment buildings that contain four or more single-family units; or
 - (vi) work done on the commonly owned area of condominiums; or
 - (vii) a shore erosion control project.

Acid Cleaning	Glaziers	Sandblasting
Acoustical Treatment	Grating-Floor-Steel-Aluminum	Screens-Doors & Windows
Awnings	Guards-Doors & Windows	Sealants- Decks and
Bathrooms	Hot Tubs-Permanent	Driveways
Bricklaying	Insulation	Sheet Metal Works
Cabinet Installation	Iron, Ornamental	Shower Bath Enclosures
Carpentry	Jalousies	Sidewalks
Carpports	Kitchen Cabinets	Siding
Caulking	Landscaping	Sink & Counter Tops
Ceilings	Linoleum	Skylights
Chimneys	Locks	Sod (when landscaping)
Club Rooms	Marble	Solar Systems
Decks	Painting	Stained Glass
Doors	Paneling	Stairs
Driveways	Patios	Stone-Cast
Dry Walls	Paving	Stone Masonry
Excavating	Piers	Storm Window & Doors
Fallout Shelters	Plastering	Stucco
Fences	Pointing	Swimming Pools
Fire Alarm Systems	Porch Enclosures	Tile
Fire Escape	Radon Gas Mitigation	Terazzo
Fireplaces	Railings	Vanities
Flagstone	Replacement of Dishwashers, Garbage	Wallpapering
Flooring Laying & Refinishing	Disposals & Refrigerators with ice makers	Wall Coverings
Foundations	Roofing	Waterproofing
Garages		Windows