

## Building Contractor Registration FAQ - Frequently Asked Questions

### **- What does the registration cost?**

The four-year registration costs \$25 per year - \$100. There will be a \$15 fee for people using paper forms rather than using the automated online registration.

### **- If I hold a contractor license from some municipality in Wisconsin, do I still need to have a state Building Contractor Registration?**

Yes, the registration is required everywhere in the state for businesses who do the types of work covered under the state rules.

### **- Can a municipality use the state registration for their own purposes?**

Yes. If a municipality chooses to have an ordinance that requires the state registration for some local purpose, they may do so.

### **- Does a plumbing business need a BCR?**

Yes, a plumbing business must have a BCR. Employees of a plumbing business do not need the BCR to do plumbing. Employees do need the appropriate plumbing credential to do the work.

### **- Are there consequences of not obtaining the Building Contractor Registration?**

Yes. Registration is needed to obtain commercial building permits unless the contractor holds the Dwelling Contractor Certifications or one of the other businesses credential exceptions. Stop-work orders can be issued against the project. Fines can be levied by courts. Contractors may not subcontract with businesses who do not have the registration.

### **- How does the Building Contractor Registration (BCR) compare to the two Dwelling Contractor Certifications?**

Both the Dwelling Contractor (DC) and the Dwelling Contractor Qualifier (DCQ) Certifications are needed to obtain building permits for work on one- or two-family dwellings in Wisconsin. Dwelling Contractors (DC) (and the other business credentials listed as exceptions\*, see below) do not need the Building Contractor Registration for any reason.

The two dwelling contractor certifications have prerequisites. Proof of insurance of bonding is required for the DC and a 12-hour initial education class for the DCQ. The DCQ has continuing education requirements for renewal. The BCR does not have continuing education requirements. The DC has a one-year term and the DCQ has a two-year term. The BCR is a four-year registration.

### **- If a property owner obtains a one- or two-family building permit, are there possible unforeseen consequences?**

Yes, read this "Cautionary Statement To Owners Obtaining Building Permits" which is printed on dwelling building permits - "If the owner hires a contractor to perform work

under the building permit and the contractor is not bonded or insured as required under s. 101.654(2)(a), the following consequences might occur:

(a) The owner may be held liable for any bodily injury to or death of others or for any damage to the

property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

(b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and two-family dwelling code or an ordinance enacted under sub. (1) (a), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

**- How does contractor registration affect material or equipment suppliers?**

Suppliers will have a tool to identify people who are asking to be treated as contractors. Registration implies intending to stay in business and maintain finances.

**- Does the registration affect insurance companies?**

Insurance companies may have a sales tool in identifying contractors and also have another piece for weighing potential liability. People who do not register are potentially less responsible.

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**\*Comm 5.30 Building contractor. (1) GENERAL.** (a) Except as provided in par. (b), no person or entity may engage in a construction business or offer to engage in a construction business that affects public buildings, places of employment, one- and 2- family dwellings, public swimming pools and water attractions, unless the person or entity holds a registration issued by the department as a registered building contractor.

(b) Paragraph (a) does not apply to any of the following:

1. A person or entity that holds any of the following credentials issued by the department:

- a. A dwelling contractor certification.
- b. A dwelling contractor – restricted certification.
- c. A manufactured home manufacturer license.
- d. A manufactured home dealer license.
- e. A manufactured home installer license.
- f. An electrical contractor certification.
- g. An electrical contractor – restricted certification.
- h. An HVAC contractor registration.
- i. An elevator contractor license.

2. A person or entity that works only on real estate or property they own or lease.