

Workers' Compensation Risk for Homeowners (Georgia)

by

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Hiring a contractor without Workers' Compensation (WC) insurance can expose you—the owner—to serious financial risk. Georgia allows contractors to be self-insured when they have 3 or less employees.

GEORGIA LAW:

O.C.G.A. § 34-9-2 – Requires most employers with 3+ employees to carry WC insurance.

KEY RISKS:

- O.C.G.A. § 34-9-8 – You may be pulled into liability as a 'statutory employer' if coverage is missing.
- O.C.G.A. § 34-9-126 – True self-insurance requires state approval. Most uninsured contractors do NOT qualify.
- Injury costs can exceed \$100,000–\$500,000+. If the contractor cannot pay, you may become the target.
- Uninsured subcontractors increase your exposure—liability can flow upstream to you.

BOTTOM LINE:

No Workers' Compensation = No safety net

PROTECT YOURSELF:

- ✓ Require a WC Certificate of Insurance
- ✓ Verify it is active
- ✓ Confirm all subcontractors are covered

Saving money upfront can expose you to significant financial loss.

<http://www.abgc.com>

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