

THE RISKS

In the state of Georgia residential contractors **must obtain and maintain** a current state issued contracting license. This can be a General Contractor, Residential Basic or Residential Light Commercial contractor license. A locally issued Occupational Tax license **is not** a valid substitute. Do not take the contractor's word. Ask for a copy of the license, and verify it with the *State. Code O.C.G.A. § 41-17 and O.C.G.A. § 43-41-8*

1. Hiring an Unlicensed Contractor and building without permit;

Contractor **may not** be legally able to complete the work in compliance with state law.

Contractor **cannot enforce** the contract, which may seem beneficial, but often results in:

Poor workmanship with **little** practical recourse

Abandonment of the job

Often can result in an **increased likelihood** of disputes and unfinished projects

2. Work Performed Without Permits;

Work may be deemed illegal by local authorities.

Potential consequences include:

Stop-work orders

Fines assessed to the property owner

Requirement to **remove or redo** completed work

Difficulty obtaining a **Certificate of Occupancy** or passing future inspections.

Problems when **selling the property** (disclosure issues and failed inspections).

3. Need help - Look up or verify your contractor's license:

Georgia Secretary of State

<https://goals.sos.ga.gov/GASOSOneStop/s/licensee-search>

Contact Allen Ballew General Contractor, LLC – (740) 649-1351