

LICENSING REQUIREMENTS

Q: As a homeowner, can I pull my own permits?

A: You may pull homeowner permits for all work you plan to do on your home so long as you are living there now, or plan to live there, once the work is complete.

Q: Once I pull homeowner permits, may I hire others to do the work for me?

A: Yes, you may act as your own general contractor but everyone you hire must hold a valid Michigan contractor's license for the work proposed. You cannot legally pull permits and then hire unlicensed contractors to do work for you. That is called circumventing the licensing act.

Q: May I hire a contractor who is licensed in another state to do work on my property in Michigan?

A: No, any contractor who does work in Michigan must hold a valid Michigan contractor's license.

Q: What if a licensed Michigan contractor asks me to pull a homeowner permit, should I do it?

A: No, whoever pulls the permit is legally responsible for the work done. If you pull the permit, and then have a problem with the work or the contractor, then it immediately becomes a civil matter. If the contractor pulls the permit, that allows me to be of more help, if you need it.

Q: What if I buy a house to flip it?

A: If you plan to flip a house, then you should read Public Act 299 of 1980 Article 24. You can pull the building permit, and do that work yourself, but all electrical, plumbing, and mechanical work must be done by contractors licensed in Michigan and they must each pull their own permit for the work they will be doing, and call for inspections. The act also limits you to 2 of 3 activities on the same property in one calendar year. For example, you may buy the property and fix it up in 2020