

## CONTRACTOR LICENSING REQUIREMENTS

The South Carolina Contractor's Licensing Act requires general and mechanical construction to be performed by licensed contractors. Both the owner and the contractor are subject to penalties for violations of the law. In addition to state law, the City of Rock Hill's municipal ordinance requires all general, electrical, plumbing, mechanical and gas contractors to have a South Carolina state license or other certification to perform work within the City limits as outlined below.

### General Construction

#### Residential work more than \$200 up to \$5000:

- One of the following State of South Carolina licenses is required:
  - Residential Specialty Contractor License. Specialty contractors can not supervise any other contractors. You can only obtain a permit for the specialty you are licensed for.
  - Residential Builders License
  - General Contractors License
- A City of Rock Hill Business License

#### Residential work over \$5000:

- One of the following State of South Carolina licenses is required:
  - Residential Specialty Contractor License that includes a bond with the Residential Builders Commission as the bond holder. Note: you can only perform the types of work you are licensed for with a specialty license. For example: roofing, siding, etc. Specialty contractors can not supervise any other contractors.
  - Residential Builders License
  - General Contractors License
- A City of Rock Hill Business License

#### Commercial work over \$5000

- State of South Carolina General Contractors License. Your license class must match the type of work performed and financial group limit for the value of work performed.
- A City of Rock Hill Business License

### Electrical, Mechanical, and Plumbing Installation

#### Residential work

- One of the following State of South Carolina licenses is required:
  - State of South Carolina Mechanical Contractors License. Your license class must match the type of work performed and financial group limit for the value of work performed.
  - State of South Carolina Residential License for the type of work to be performed.
  - State of South Carolina Residential Builders License (RBB). Note that a homebuilder can only perform electrical, mechanical and plumbing work on a home or project he is constructing.
- A City of Rock Hill Business License

#### Commercial any amount

- State of South Carolina Mechanical Contractors License. Your license class must match the type of work performed and financial group limit for the value of work performed.
- A City of Rock Hill Business License

## Gas Installation

### Natural Gas Installations

- Residential Work - One of the following is required:
  - Gas grills, stoves, or other cooking equipment:
    - State of South Carolina Mechanical Contractors License for plumbing - PB
    - State of South Carolina Residential License for HVAC
  - Gas lines for HVAC or any heating appliance (i.e. gas logs, space heaters):
    - State of South Carolina Residential License for HVAC
    - State of South Carolina Mechanical Contractors License for HVAC – PK, HT or AC
- Commercial Work
  - Gas grills, stoves, or other cooking equipment: State of South Carolina Mechanical Contractors License for plumbing – PB
  - Gas lines for HVAC or any heating appliance (i.e. gas logs, space heaters): State of South Carolina Mechanical Contractors License for HVAC – PK, HT or AC
- A City of Rock Hill Business License

### LP (Liquefied Petroleum) Gas Installations

The SC State Fire Marshal's Office issues licenses for LP gas installations.

- State of South Carolina LP Gas Installer license
- A City of Rock Hill Business License

For more information about state contractor licensing, visit the SC Department of Labor, Licensing and Regulation at <http://www.llr.state.sc.us/>.

### Notes:

*Effective May 9, 2017, SCLLR licensed homebuilders can also do electrical, plumbing and mechanical work on homes they are building per city attorney and state mandate.*

*Effective December 15, 2008, surety bonds for the City are no longer required.*

*Effective July 1, 2011, master certification cards are no longer required and will not need to be renewed after this date.*

*Effective July 26, 2012, City responsible for licensing natural gas installers per Gary Wiggins with SC Building Codes Council.*