

CHOOSING A CONTRACTOR FOR YOUR HOME IMPROVEMENTS

If you are considering having your home remodeled, the following information is extreme importance to you.

As of July 1, 1992 all persons, individuals, proprietorships, partnerships, corporation, who solicit, bid on, or perform, residential contracting as a contractor or subcontractor on an existing one to four unit owner occupied residential building must be registered as a HOME IMPROVEMENT CONTRACTOR with the Commonwealth of Massachusetts.

Residential contracting is defined as “*the reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, demolition or construction of an addition to any existing owner occupied building containing at least one but not more than four dwelling units.*”

Before you spend any money on renovations, you should refer to the following checklist:

- *Plan your renovation project and be as specific as possible on what you want done.*
- *CLEARLY define the job you want done to potential contractors.*
- *Interview several contractors and ask them to submit firm, written estimates.*
- *Check out each contractor: **MORE SPECIFICALLY:***
 - *Check with the Board of Building Regulations and Standards to ensure the contractor is currently registered.*
 - *If possible, check references for each contractor.*
 - *Check the complaint history of the contractor. This can be done by calling the office of the Attorney General, the Better Business Bureau, and the Board of Regulations and Standards.*
- *Contracts over \$1000 are required by law to be in writing. Be sure it contains the following:*
 - *The total price of the work*
 - *The payment schedule*
 - *The date work is scheduled to begin and the date the work is scheduled to be substantially completed.*
 - *The contract must have a three day cancellation clause.*
 - *All warranties and owner's rights must be included in the contract.*
- *Be sure all parties sign the contract*
- *Be sure the registered contractor obtains all necessary permits.*
- *Ask to see the permits before allowing any work to begin.*

REGISTRATIONS CAN BE VERIFIED BY CALLING 617-727-7532 X25205 OR AT THE www.state.ma.us/bbrs