

Home Improvement License Information

Business Regulation Article 8-101(g) defines Home Improvement as follows:

(1) "Home Improvement" means;

(i) the addition to or alteration, conversion, improvement, modernization, remodeling, repair, or replacement of a building or part of a building that is used or designed to be used as a residence or dwelling place or a structure adjacent to that building; or

(ii) an improvement to land adjacent to the building.

(2) "Home Improvement" includes:

(i) construction, improvement, or replacement, on land adjacent to the building, of a driveway, fall-out shelter, fence, garage, landscaping, deck, pier, porch, or swimming pool;

(ii) a shore erosion control project, as defined under 8-1001 of the Natural Resources Article, for a residential property; (piers, bulkheads, rip-rap, etc.)

(iii) connection, installation, or replacement, in the building or structure, of a dishwasher, disposal, or refrigerator with an icemaker to existing exposed household plumbing lines;

(iv) installation, in the building or structure, of an awning, fire alarm, or storm window; and

(v) work done on individual condominium units.

(3) "Home Improvement" does not include:

(i) construction of a new home;

(ii) work done to comply with a guarantee of completion for a new building project;

(iii) connection, installation, or replacement of an appliance to existing exposed plumbing lines that requires alteration of the plumbing lines;

(iv) sale of materials, if the seller does not arrange to perform or

does not perform directly or indirectly any work in connection with the installation or application of the materials;

(v) work done on apartment buildings that contain four or more single-family units; or

(vi) work done on the commonly owned areas of condominiums.

The Home Improvement Commission advises:

(1) A contractor or subcontractor who holds a license under the Maryland Home Improvement law is not required to hold a construction license issued by the Clerk of the Circuit Court.

(2) New Home Builders must register with the Consumer Protection Division of the Office of the Attorney General.

(3) It is a criminal offense to do home improvements without a license and there is no protection from the Guaranty Fund for the homeowner who uses an unlicensed contractor.

(4) Lookup license status at MHIC website at <http://www.dllr.state.md.us> or call 800-218-5925. Ask if complaints have been filed against a contractor and whether they have been resolved or are still open.