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**CONSTRUCTION TRADE AMENDMENTS**

2024 GENERAL SESSION

STATE OF UTAH

**Chief Sponsor: Carl R. Albrecht**

Senate Sponsor: Don L. Ipson

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**LONG TITLE**

**General Description:**

This bill modifies the exemptions from licensure under the Utah Construction Trades Licensing Act and adds to the definition of qualifying violation.

**Highlighted Provisions:**

This bill:

- modifies the threshold dollar amount allowing a person to engage in construction trades without being licensed; and
- adds failure to obtain a building permit as a qualifying violation.

**Money Appropriated in this Bill:**

None

**Other Special Clauses:**

None

**Utah Code Sections Affected:**

AMENDS:

**58-55-305**, as last amended by Laws of Utah 2020, Chapter 339

**58-55-503**, as last amended by Laws of Utah 2023, Chapters 111, 223

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*Be it enacted by the Legislature of the state of Utah:*

Section 1. Section **58-55-305** is amended to read:

**58-55-305 . Exemptions from licensure.**

- (1) In addition to the exemptions from licensure in Section 58-1-307, the following persons may engage in acts or practices included within the practice of construction trades, subject to the stated circumstances and limitations, without being licensed under this chapter:
- (a) an authorized representative of the United States government or an authorized

- 29 employee of the state or any of its political subdivisions when working on  
30 construction work of the state or the subdivision, and when acting within the terms of  
31 the person's trust, office, or employment;
- 32 (b) a person engaged in construction or operation incidental to the construction and  
33 repair of irrigation and drainage ditches of regularly constituted irrigation districts,  
34 reclamation districts, and drainage districts or construction and repair relating to  
35 farming, dairying, agriculture, livestock or poultry raising, metal and coal mining,  
36 quarries, sand and gravel excavations, well drilling, as defined in Section 73-3-25,  
37 hauling to and from construction sites, and lumbering;
- 38 (c) public utilities operating under the rules of the Public Service Commission on work  
39 incidental to their own business;
- 40 (d) a sole owner of property engaged in building:
- 41 (i) no more than one residential structure per year on the sole owner's property and no  
42 more than three residential structures per five years on the sole owner's property  
43 for the sole owner's noncommercial, nonpublic use, except that a person other than  
44 the property owner or a person described in Subsection (1)(e), who engages in  
45 building a residential structure must be licensed under this chapter if the person is  
46 otherwise required to be licensed under this chapter; or
- 47 (ii) structures on the sole owner's property for the sole owner's noncommercial,  
48 nonpublic use that are incidental to a residential structure on the property,  
49 including a shed, carport, or detached garage;
- 50 (e) (i) a person engaged in construction or renovation of a residential building for  
51 noncommercial, nonpublic use if that person:
- 52 (A) works without compensation other than token compensation that is not  
53 considered salary or wages; and
- 54 (B) works under the direction of the property owner who engages in building the  
55 structure; and
- 56 (ii) as used in this Subsection (1)(e), "token compensation" means compensation paid  
57 by a sole owner of property exempted from licensure under Subsection (1)(d) to a  
58 person exempted from licensure under this Subsection (1)(e), that is:
- 59 (A) minimal in value when compared with the fair market value of the services  
60 provided by the person;
- 61 (B) not related to the fair market value of the services provided by the person; and  
62 (C) is incidental to the providing of services by the person including paying for or

- 63 providing meals or refreshment while services are being provided, or paying  
64 reasonable transportation costs incurred by the person in travel to the site of  
65 construction;
- 66 (f) a person engaged in the sale or merchandising of personal property that by its design  
67 or manufacture may be attached, installed, or otherwise affixed to real property who  
68 has contracted with a person, firm, or corporation licensed under this chapter to  
69 install, affix, or attach that property;
- 70 (g) a contractor submitting a bid on a federal aid highway project, if, before undertaking  
71 construction under that bid, the contractor is licensed under this chapter;
- 72 (h) (i) subject to Subsection 58-1-401(2) and Sections 58-55-501 and 58-55-502, a  
73 person engaged in the alteration, repair, remodeling, or addition to or  
74 improvement of a building with a contracted or agreed value of less than [~~\$3,000,~~  
75 \$7,000, including both labor and materials, and including all changes or additions  
76 to the contracted or agreed upon work; and
- 77 (ii) notwithstanding Subsection (1)(h)(i) and except as otherwise provided in this  
78 section:
- 79 (A) work in the plumbing and electrical trades on a Subsection (1)(h)(i) project  
80 within any six month period of time:
- 81 (I) [~~must~~] shall be performed by a licensed electrical or plumbing contractor, if  
82 the project involves an electrical or plumbing system; and
- 83 (II) may be performed by a licensed journeyman electrician or plumber or an  
84 individual referred to in Subsection (1)(h)(ii)(A)(I), if the project involves a  
85 component of the system such as a faucet, toilet, fixture, device, outlet, or  
86 electrical switch;
- 87 (B) installation, repair, or replacement of a residential or commercial gas  
88 appliance or a combustion system on a Subsection (1)(h)(i) project [~~must~~] shall  
89 be performed by a person who has received certification under Subsection  
90 58-55-308(2) except as otherwise provided in Subsection 58-55-308(2)(d) or  
91 58-55-308(3);
- 92 (C) installation, repair, or replacement of water-based fire protection systems on a  
93 Subsection (1)(h)(i) project must be performed by a licensed fire suppression  
94 systems contractor or a licensed journeyman plumber;
- 95 (D) work as an alarm business or company or as an alarm company agent shall be  
96 performed by a licensed alarm business or company or a licensed alarm

- 97                    company agent, except as otherwise provided in this chapter;
- 98                    (E) installation, repair, or replacement of an alarm system on a Subsection
- 99                    (1)(h)(i) project must be performed by a licensed alarm business or company or
- 100                   a licensed alarm company agent;
- 101                   (F) installation, repair, or replacement of a heating, ventilation, or air conditioning
- 102                   system (HVAC) on a Subsection (1)(h)(i) project must be performed by an
- 103                   HVAC contractor licensed by the division;
- 104                   (G) installation, repair, or replacement of a radon mitigation system or a soil
- 105                   depressurization system must be performed by a licensed contractor; and
- 106                   (H) if the total value of the project is greater than [~~\$1,000,~~] \$3,000, the person shall
- 107                   file with the division a one-time affirmation, subject to periodic reaffirmation
- 108                   as established by division rule, that the person has:
- 109                   (I) public liability insurance in coverage amounts and form established by
- 110                   division rule; and
- 111                   (II) if applicable, workers compensation insurance which would cover an
- 112                   employee of the person if that employee worked on the construction project;
- 113                   (i) a person practicing a specialty contractor classification or construction trade which
- 114                   the director does not classify by administrative rule as significantly impacting the
- 115                   public's health, safety, and welfare;
- 116                   (j) owners and lessees of property and persons regularly employed for wages by owners
- 117                   or lessees of property or their agents for the purpose of maintaining the property, are
- 118                   exempt from this chapter when doing work upon the property;
- 119                   (k) (i) a person engaged in minor plumbing work that is incidental, as defined by the
- 120                   division by rule, to the [~~replacement or~~] repair of a fixture or an appliance in a
- 121                   residential or small commercial building, or structure used for agricultural use, as
- 122                   defined in Section 15A-1-202, provided that no modification is made to:
- 123                   (A) existing culinary water, soil, waste, or vent piping; or
- 124                   (B) a gas appliance or combustion system; and
- 125                   (ii) except as provided in Subsection (1)(e), installation for the first time of a fixture
- 126                   or an appliance is not included in the exemption provided under Subsection
- 127                   (1)(k)(i);
- 128                   (l) a person who ordinarily would be subject to the plumber licensure requirements
- 129                   under this chapter when installing or repairing a water conditioner or other water
- 130                   treatment apparatus if the conditioner or apparatus:

- 131 (i) meets the appropriate state construction codes or local plumbing standards; and  
132 (ii) is installed or repaired under the direction of a person authorized to do the work  
133 under an appropriate specialty contractor license;
- 134 (m) a person who ordinarily would be subject to the electrician licensure requirements  
135 under this chapter when employed by:
- 136 (i) railroad corporations, telephone corporations or their corporate affiliates, elevator  
137 contractors or constructors, or street railway systems; or  
138 (ii) public service corporations, rural electrification associations, or municipal  
139 utilities who generate, distribute, or sell electrical energy for light, heat, or power;
- 140 (n) a person involved in minor electrical work incidental to a mechanical or service  
141 installation, including the outdoor installation of an above-ground, prebuilt hot tub;
- 142 (o) a person who ordinarily would be subject to the electrician licensure requirements  
143 under this chapter but who during calendar years 2009, 2010, or 2011 was issued a  
144 specialty contractor license for the electrical work associated with the installation,  
145 repair, or maintenance of solar energy panels, may continue the limited electrical  
146 work for solar energy panels under a specialty contractor license;
- 147 (p) a student participating in construction trade education and training programs  
148 approved by the commission with the concurrence of the director under the condition  
149 that:
- 150 (i) all work intended as a part of a finished product on which there would normally be  
151 an inspection by a building inspector is, in fact, inspected and found acceptable by  
152 a licensed building inspector; and  
153 (ii) a licensed contractor obtains the necessary building permits;
- 154 (q) a delivery person when replacing any of the following existing equipment with a new  
155 gas appliance, provided there is an existing gas shutoff valve at the appliance:
- 156 (i) gas range;  
157 (ii) gas dryer;  
158 (iii) outdoor gas barbeque; or  
159 (iv) outdoor gas patio heater;
- 160 (r) a person performing maintenance on an elevator as defined in Section 58-55-102, if  
161 the maintenance is not related to the operating integrity of the elevator; and
- 162 (s) an apprentice or helper of an elevator mechanic licensed under this chapter when  
163 working under the general direction of the licensed elevator mechanic.
- 164 (2) A compliance agency as defined in Section 15A-1-202 that issues a building permit to a

165 person requesting a permit as a sole owner of property referred to in Subsection (1)(d)  
166 shall notify the division, in writing or through electronic transmission, of the issuance of  
167 the permit.

168 Section 2. Section **58-55-503** is amended to read:

169 **58-55-503 . Penalty for unlawful conduct -- Citations.**

170 (1) As used in this section:

171 (a) "Person" means, in reference to Subsection 58-55-504(2), an individual, and does not  
172 include a sole proprietorship, joint venture, corporation, limited liability company,  
173 association, or organization of any type.

174 (b) "Qualifying violation" means a violation under:

175 (i) Subsection 58-55-308(2);

176 (ii) Subsections 58-55-501(1) through (3), (7), (9), (10), (12), (14), (16)(e), (18), or  
177 (20) through (28);

178 (iii) Subsection 58-55-502(4)(a) or (11); or

179 (iv) Subsection 58-55-504(2).

180 (2) (a) A person who violates Subsection 58-55-501(1) through (7), (9), (10), (12), (14),  
181 (15), (16)(e), or (21) through (28), Subsection 58-55-308(2), or Subsection 58-55-504  
182 (2), or who fails to comply with a citation issued under this section after the citation  
183 is final, is guilty of a class A misdemeanor.

184 (b) A person who violates the provisions of Subsection 58-55-501(8) may not be  
185 awarded and may not accept a contract for the performance of the work.

186 (3) A person who violates Subsection 58-55-501(13) is guilty of:

187 (a) an infraction; or

188 (b) if the violator did so with the intent to deprive the person to whom money is to be  
189 paid of the money received, of theft under Section 76-6-404.

190 (4) Grounds for immediate suspension of a licensee's license by the division and the  
191 commission include:

192 (a) the issuance of a citation for violation of Subsection 58-55-308(2), Section 58-55-501,  
193 or Subsection 58-55-504(2); and

194 (b) the failure by a licensee to make application to, report to, or notify the division with  
195 respect to any matter for which application, notification, or reporting is required  
196 under this chapter or rules adopted under this chapter, including:

197 (i) applying to the division for a new license to engage in a new specialty

198 classification or to do business under a new form of organization or business

- 199 structure;
- 200 (ii) filing a current financial statement with the division; and
- 201 (iii) notifying the division concerning loss of insurance coverage or change in
- 202 qualifier.
- 203 (5) (a) (i) If upon inspection or investigation, the division concludes that a person has
- 204 committed a qualifying violation or violated any rule or order issued with respect
- 205 to a qualifying violation, and that disciplinary action is appropriate, the director or
- 206 the director's designee from within the division shall:
- 207 (A) promptly issue a citation to the person according to this chapter and any
- 208 pertinent rules;
- 209 (B) attempt to negotiate a stipulated settlement; or
- 210 (C) notify the person to appear before an adjudicative proceeding conducted under
- 211 Title 63G, Chapter 4, Administrative Procedures Act.
- 212 (ii) A person who committed a qualifying violation, as evidenced by an uncontested
- 213 citation, a stipulated settlement, or by a finding of violation in an adjudicative
- 214 proceeding, may be assessed a fine and may, in addition to or in lieu of, be
- 215 ordered to cease and desist from engaging in the qualifying violation.
- 216 (iii) Except for a cease and desist order, the licensure sanctions cited in Section
- 217 58-55-401 may not be assessed through a citation.
- 218 (b) A citation shall:
- 219 (i) be in writing and describe with particularity the nature of the violation, including a
- 220 reference to the provision of the chapter, rule, or order alleged to have been
- 221 violated;
- 222 (ii) clearly state that the recipient must notify the division in writing within 20
- 223 calendar days after the day on which the citation is served if the recipient wishes
- 224 to contest the citation at a hearing conducted under Title 63G, Chapter 4,
- 225 Administrative Procedures Act; and
- 226 (iii) clearly explain the consequences of failure to timely contest the citation or to
- 227 make payment of any fines assessed by the citation within the time specified in the
- 228 citation.
- 229 (c) A citation issued under this section, or a copy of a citation, may be served upon a
- 230 person upon whom a summons may be served:
- 231 (i) in accordance with the Utah Rules of Civil Procedure;
- 232 (ii) personally or upon the person's agent by a division investigator or by a person

- 233 specially designated by the director; or  
234 (iii) by mail.
- 235 (d) (i) If within 20 calendar days after the day on which a citation is served, the  
236 person to whom the citation was issued fails to request a hearing to contest the  
237 citation, the citation becomes the final order of the division and is not subject to  
238 further agency review.
- 239 (ii) The period to contest a citation may be extended by the division for cause.
- 240 (e) The division may refuse to issue or renew, suspend, revoke, or place on probation the  
241 license of a licensee who fails to comply with a citation after the citation becomes  
242 final.
- 243 (f) The failure of an applicant for licensure to comply with a citation after the citation  
244 becomes final is a ground for denial of license.
- 245 (g) A citation may not be issued under this section after the expiration of one year after  
246 the date on which the violation that is the subject of the citation is reported to the  
247 division.
- 248 (h) (i) Except as provided in Subsections (5)(h)(ii) and (6), the director or the  
249 director's designee shall assess a fine in accordance with the following:
- 250 (A) for a first offense handled under Subsection (5)(a), a fine of up to \$1,000;  
251 (B) for a second offense handled under Subsection (5)(a), a fine of up to \$2,000;  
252 and
- 253 (C) for any subsequent offense handled under Subsection (5)(a), a fine of up to  
254 \$2,000 for each day of continued offense.
- 255 (ii) Except as provided in Subsection (6), if a person violates Subsection 58-55-501  
256 (16)(e) or (28), the director or the director's designee shall assess a fine in  
257 accordance with the following:
- 258 (A) for a first offense handled under Subsection (5)(a), a fine of up to \$2,000;  
259 (B) for a second offense handled under Subsection (5)(a), a fine of up to \$4,000;  
260 and
- 261 (C) for any subsequent offense handled under Subsection (5)(a), a fine of up to  
262 \$4,000 for each day of continued offense.
- 263 (i) (i) For purposes of issuing a final order under this section and assessing a fine  
264 under Subsection (5)(h), an offense constitutes a second or subsequent offense if:
- 265 (A) the division previously issued a final order determining that a person  
266 committed a first or second qualifying violation; or



- 267 (B) (I) the division initiated an action for a first or second offense;
- 268 (II) a final order has not been issued by the division in the action initiated
- 269 under Subsection (5)(i)(i)(B)(I);
- 270 (III) the division determines during an investigation that occurred after the
- 271 initiation of the action under Subsection (5)(i)(i)(B)(I) that the person
- 272 committed a second or subsequent qualifying violation; and
- 273 (IV) after determining that the person committed a second or subsequent
- 274 qualifying violation under Subsection (5)(i)(i)(B)(III), the division issues a
- 275 final order on the action initiated under Subsection (5)(i)(i)(B)(I).
- 276 (ii) In issuing a final order for a second or subsequent offense under Subsection
- 277 (5)(i)(i), the division shall comply with the requirements of this section.
- 278 (j) In addition to any other licensure sanction or fine imposed under this section, the
- 279 division shall revoke the license of a licensee that violates Subsection 58-55-501(23)
- 280 or (24) two or more times within a 12-month period, unless, with respect to a
- 281 violation of Subsection 58-55-501(23), the licensee can demonstrate that the licensee
- 282 successfully verified the federal legal working status of the individual who was the
- 283 subject of the violation using a status verification system, as defined in Section
- 284 13-47-102.
- 285 (k) For purposes of this Subsection (4), a violation of Subsection 58-55-501(23) or (24)
- 286 for each individual is considered a separate violation.
- 287 (6) If a person violates Section 58-55-501, the division may not treat the violation as a
- 288 subsequent violation of a previous violation if the violation occurs five years or more
- 289 after the day on which the person committed the previous violation.
- 290 (7) If, after an investigation, the division determines that a person has committed multiple
- 291 of the same type of violation of Section 58-55-501, the division may treat each violation
- 292 as a separate violation of Section 58-55-501 and apply a penalty under this section to
- 293 each violation.
- 294 (8) (a) A penalty imposed by the director under Subsection (5) shall be deposited into
- 295 the Commerce Service Account created by Section 13-1-2.
- 296 (b) A penalty that is not paid may be collected by the director by either referring the
- 297 matter to a collection agency or bringing an action in the district court of the county
- 298 in which the person against whom the penalty is imposed resides or in the county
- 299 where the office of the director is located.
- 300 (c) A county attorney or the attorney general of the state shall provide legal assistance

301 and advice to the director in an action to collect a penalty.

302 (d) In an action brought to collect a penalty, the court shall award reasonable attorney  
303 fees and costs to the prevailing party.

304 Section 3. **Effective date.**

305 This bill takes effect on May 1, 2024.