

Remember...

Contracting without a license in Nevada is against the law. The first offense is a Misdemeanor, the second offense a Gross Misdemeanor and the third offense a Class E Felony.

-- NRS 624.700



Consumer Responsibilities

As a consumer, you have these rights, but you also have the responsibility to properly plan and manage your project and insist on your rights!



** Information contained in this document is meant to be instructional. The information is believed to be accurate at the time of its publication. Questions regarding civil law and the civil court system should be addressed by an attorney.*

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Homeowner's Bill of Rights

Preamble

The Nevada State Contractors Board reminds you to exercise your rights and responsibilities when making home improvements.

As a Nevada homeowner, you have rights when working with contractors.

Nevada State Contractors Board

www.nscb.state.nv.us

Southern Nevada

2310 Corporate Circle, Suite 200
Henderson, NV 89074
(702) 486-1100
Fax: (702) 486-1190

Northern Nevada

9670 Gateway Drive, Suite 100
Reno, NV 89521
(775) 688-1141
Fax: (775) 688-1271

When Hiring A Contractor:

- You have the right to hire only licensed contractors and check the license number through the Nevada State Contractors Board at: www.nscb.state.nv.us
- You have the right to examine a contractor's past work and check references.
- You have the right to get at least three bids from licensed contractors before hiring a contractor.
- You have the right to make payments as work is completed.
- You have the right not to pay cash for home improvement projects.
- You have the right to withhold a final payment until the work agreed upon in the contract is completed.
- You have the right to require that the contract include one project price, which includes all labor and materials.
- You have the right to negotiate a clear contract that includes a written payment schedule and completion date.
- You have the right to review the contract and only sign it when you understand the terms.
- You have the right to require your contractor to obtain a building permit for your project.

Homeowner's Bill of Rights Checklist:

Know Your Rights & Responsibilities

- Read advice for hiring a contractor
- Go to the NSCB website and read "10 Tips for Making Sure Your Contractor is on the Level"

Hiring

- Hire only licensed contractors
- Ask to see the contractor's official NSCB pocket card
- Get at least 3 written bids from licensed contractors
- Verify that all bids are for the same scope of work
- Check contractor's status on the NSCB's website: www.nscb.state.nv.us
- Ask for references and follow up by inspecting the contractor's completed work

The Contract

- Negotiate a clear and complete written contract
- Insist on specific written descriptions
- Look for (not all of these are required):
 - One price for the work to be done
 - Contractor's license number and monetary limit
 - Specific description of work to be done and materials to be used

- Start and completion dates
- An agreement that the contractor will obtain building permits
- Payment schedule including down payment amount
- A "Notice to Owner" regarding lien laws and the Residential Recovery Fund
- A notice that the contractor carries commercial general liability insurance and the carrier
- Insist that all changes, additions and deletions to the contract are in writing
- Create a job management file and keep the written contract, change orders, payment records and all other documents in it

Payments

- Pay as work is completed according to the contract schedule
- Don't let payments get ahead of the work
- Avoid cash payments

Subcontractors & Liens

- Make a list of all subcontractors and check their licenses with NSCB
- Get lien releases signed by all subcontractors & material suppliers
- Keep a record of all material deliveries, dates & progress of work