



Rental Property Owners Exemption from State Licensing requirements



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Great news for Investors who have at one time LIVED in the home before it became a rental property. Bad news for those rental property investors that don't hire licensed contractors or sub-contractors.

We had to really dig into this one with the states head investigator. It was back and forth with phone calls and emails.

Finally, the State of Louisiana Licensing Board Department Head of Investigations has made it very clear.

In an email:

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[RS 37:2150.1](#)

Reference section 7 of above – below:

*Home improvement contracting" means the reconstruction, alteration, renovation, repair, modernization, conversion, improvement, removal, or demolition, or the construction of an addition to **any pre-existing owner occupied building** which building is used or designed to be used as a residence or dwelling unit, or to structures which are adjacent to such residence or building. "Home improvement contracting" shall not include services rendered gratuitously.*

The section does not particularly reference rental properties, but by its definition it does not include them for those requiring licensure.

*Brad Hassert
Louisiana State Licensing Board for Contractors
Compliance Director*

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You do not need to hire a Licensed Contractor in the State of Louisiana if the home is **owned by you**.

You may need to look into the following or contact the state licensing board or your city / parish permitting office for details regarding.

- Pile Driver
- Foundation Contractor
- Framing Contractor
- Roofing Contractor
- Masonry/Stucco Contractor
- Swimming Pool Contractor
- Electrical Contractor
- Mechanical Contractor
- Plumbing Contractor

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