



## City of Linn Valley

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Linn Valley, KS 66040  
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October 30, 2018

### Unlicensed Contractors

The City Building Inspector has discovered an increase of contractors conducting business without a license within the City of Linn Valley in violation of City Ordinance 37 and amended with Ordinance 54. Licensing offers proof that the contractor has a commercial general liability insurance policy to include products and completed operations liability, with limits of \$500,000 per occurrence and \$500,000 in aggregate. Such policies shall be issued by an insurance company authorized to do business in the State of Kansas. Contractors are required to obtain a license on a yearly basis, so don't assume that because they were licensed in a previous year they have maintained their City License.

Hiring an unlicensed contractor could cost you big. If the work does not meet City building codes, or the contractor doesn't pull the necessary permit(s) (which an unlicensed contractor cannot do), you will be responsible for making the repairs to meet code. Allowing work to be done by an unlicensed contractor could also void your homeowner's insurance policy, should a claim arise as a result of that work. Additionally, unlicensed contractors are a liability to property owners if substandard or unsafe work is completed.

It might be appealing when comparing the estimate of an unlicensed, uninsured and non-bonded contractor to one who has those credentials. Licensed, bonded and insured contractors usually charge more than those who haven't earned the credentials or paid for the insurance protection.

### Frequently Asked Questions and Answers (FAQs)

**Q-**My contractor told me he has done work for many years in Linn Valley. How can I verify the contractor I want to hire is currently licensed in the City of Linn Valley?

**A-**Check the current licensed contractor list available on the City Website at <http://cityoflinnvalley.com/>

**Q-**I have a contractor I want to use that isn't licensed with Linn Valley, what is the process for them to do my work?

**A-**Complete the Contractor Application Form, provide proof of compliance of current Ordinance, and pay appropriate fees.

**Q-**I have additional questions, who can I contact?

**A-**Dan Donham is the Linn Valley City Building Inspector, his phone number is 913-731-1459 or [codes1@cityoflinnvalley.com](mailto:codes1@cityoflinnvalley.com)

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