

How to complete your project when your contractor does not finish the project:

Whose permit is it?

If your contractor obtained the existing permit and they are not going to complete the project, a new permit is required.

Per Sacramento City Code Section 15.08.130, permits are not transferable:

No person to whom a permit has been issued shall transfer, assign, or convey such permit to another person for the purpose of completing the work for which the permit was issued. When the permit holder to whom the permit has been issued no longer has a vested interest in the project or is no longer responsible for the project or work covered by the permit, the permit shall automatically become null and void. No person shall proceed with such a project or work without first obtaining a new permit from the chief building official.

https://codelibrary.amlegal.com/codes/sacramentoca/latest/sacramento_ca/0-0-0-28177#JD_15.08.130

Either you, if you qualify for the Owner-Builder exception, or a licensed contractor may file an application for a new permit under a new Contractor or as Owner Builder. Owner Builder permit information can be found at the following link:

https://www.cityofsacramento.gov/content/dam/portal/cdd/Building/Forms/CDD-0220_Owner-Builder-Form.pdf

The new permit may be eligible for hourly or pro-rated fees rather than valuation-rate fees based on the progress of the construction, which may result in a cost savings.

Whose design is on the plans?

If the plans were prepared by a design professional (i.e., a licensed architect or licensed engineer), you will need their permission to use the plans with a new permit application. With an appropriate release letter from the Design Professional of Record, you may be able to obtain a new permit using the previously approved plans. This may expedite the issuance of a new permit.

If the plans were approved by the city and your design professional approves their use on a new permit application, no further plan review fees are required. If the plans were still under review and not yet approved, the remaining review may be subject to an hourly charge.

If your design professional does not approve the use of the plans for a new permit, you may have to have new plans prepared. New plans will require a new plan review (and full plan review fees paid) prior to approval.

Who regulates contractors?

For complaints about your contractor, contact the Contractors State License Board. You may also contact the California Better Business Bureau to file a complaint.

https://www2.cslb.ca.gov/Consumers/Filing_A_Complaint/

<https://www.bbb.org/file-a-complaint>

Please direct questions to:

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