

HOUSE BILL REPORT

SSB 5267

As Passed House:

March 28, 2021

Title: An act relating to requiring electrical licensing for electrical work associated with flipping property.

Brief Description: Requiring electrical licensing for electrical work associated with flipping property.

Sponsors: Senate Committee on Labor, Commerce & Tribal Affairs (originally sponsored by Senators Saldaña, Stanford, Conway, Das, Hasegawa, Keiser, Kuderer and Wilson, C.).

Brief History:

Committee Activity:

Labor & Workplace Standards: 3/16/21, 3/19/21 [DP].

Floor Activity:

Passed House: 3/28/21, 61-36.

Brief Summary of Substitute Bill

- Requires persons performing electrical work on certain property offered for sale to acquire an electrical contractor license or a certified electrician to perform the work.
- Requires persons performing telecommunications work on certain property offered for sale to acquire a telecommunications contractor license.

HOUSE COMMITTEE ON LABOR & WORKPLACE STANDARDS

Majority Report: Do pass. Signed by 5 members: Representatives Sells, Chair; Berry, Vice Chair; Bronoske, Harris and Ortiz-Self.

Minority Report: Do not pass. Signed by 1 member: Representative Hoff, Ranking

This analysis was prepared by non-partisan legislative staff for the use of legislative members in their deliberations. This analysis is not part of the legislation nor does it constitute a statement of legislative intent.

Minority Member.

Minority Report: Without recommendation. Signed by 1 member: Representative Mosbrucker, Assistant Ranking Minority Member.

Staff: Lily Smith (786-7175).

Background:

Electrical.

The Department of Labor and Industries (L&I) administers and enforces state laws regarding electricians and electrical work. Generally, a person performing electrical work in the state must have a valid electrical certificate or electrical contractor license issued by the L&I.

A person may perform electrical work at their residence, farm, place of business, or other property owned by them, or as a regularly employed employee working on their employer's premises, without obtaining a license or a certified electrician unless the electrical work is on the construction of a new building intended for rent, sale, or lease. If the new construction is a residential building with up to four units intended for rent, sale, or lease, the owner may receive an exemption from obtaining a license or using a certified electrician if certain conditions are met.

Telecommunications.

Telecommunications contractors are businesses or individuals who support electronic transmission of audio and visual signals. Businesses working in this trade must have a valid telecommunications contractor license issued by the L&I. Electrical contractors licensed as general or specialty contractors are allowed to perform telecommunications work. A telecommunications contractor license is not required for persons performing telecommunications work on their own property or for certain employees working on their employer's premises unless the work is on a new building intended for rent, sale, or lease.

Summary of Bill:

Electrical.

A person must acquire an electrical contractor license or a certified electrician for electrical work at their residence, farm, place of business, or other personally owned property when the property is offered for sale within 12 months after obtaining the property.

Telecommunications.

A person must acquire a telecommunications contractor license when performing telecommunications work on their own property, or as an employee working on an employer's premises, when the property is offered for sale within 12 months after obtaining the property.

Appropriation: None.

Fiscal Note: Available.

Effective Date: The bill takes effect 90 days after adjournment of the session in which the bill is passed.

Staff Summary of Public Testimony:

(In support) Electrical problems are often hidden, and by the time they are discovered, it is shocking to see what a homeowner or previous owner may have done and the hazards that may exist. This is an electrical safety bill for houses intended for resale. A home is a large investment, and people should be able to make safe purchases. Permitting requirements will still apply and homeowners will still enjoy the exemption from licensing requirements. Home inspectors are not electricians and will not always be able to catch these issues. It is important that the people looking at this work know what they are looking at. This bill will level the playing field and close a loophole. It provides an additional opportunity for apprentice training and work.

(Opposed) None.

Persons Testifying: Senator Saldaña, prime sponsor; Tammy Fellin, Department of Labor and Industries; and Matthew Hepner and Keith Weir, International Brotherhood of Electrical Workers.

Persons Signed In To Testify But Not Testifying: None.