



ONE-MINUTE ANALYSIS*

Working with a Handyman

With the 2019 Legislative session underway Nevada REALTORS® wanted to revisit an issue our staff and lobbyists worked on diligently during the 2013 session. Whether you are an agent with a listing who agrees to get a house looking spiffy prior to showing, or a property manager clearing out a house after vacancy by a tenant, you may have used a handyman to perform repairs to the structure or landscaping. This article should act as a refresher for those seasoned agents and may be a great tool for those newer agents when thinking about scheduling work.

Myth #1 “I AM A LICENSED HANDYMAN”

FALSE. The State of Nevada does not issue “Handyman License”. Chapter 624 which covers Contractors does not license “Handymen”. Your particular handyman may hold a license for a particular trade (ie, plumbing license). He may hold a general contractor’s license, and he MUST hold a state business license. If your handyman states that he is licensed, demand to see a copy of whatever license he is claiming.

Myth #2 I only need him to perform \$700 of work on the landscaping and \$500 of work painting, so I am ok using a handyman.

FALSE. A handyman may only perform work up to an amount of \$1,000, including labor and materials. It is not safe to simply split up the work into smaller chunks to avoid hitting \$1,000 in one job. Contractor’s Board investigators will look to see if they think that you split up the work into smaller jobs to evade the \$1,000 limit. Don’t risk it!

Myth #3 My handyman can fix anything he wants.

FALSE.

- 1) A handyman may not perform work for which a building permit is required.
- 2) A handyman may not perform work if a trade license is required, such as plumbing, electrical, refrigeration, HVAC...
- 3) A handyman may not perform work that affects the health, safety, and welfare of the general public.

Myth #4 I don’t need a permit to install the water heater/fix the railing/replace the flooring/replace the toilet/remove the wall/install a sprinkler system...

Building Codes are created and held by local government. It is beyond the scope of a real estate licensee’s real estate experience to determine if a project needs a permit ... unless of course the real estate licensee also holds the proper contractor’s license.



Each locality has a phone number to call or a form to fill out to see if the project needs a permit ... or rely upon a general contractor.

If your homeowner/landlord requires you to arrange work with a handyman that violates the \$1,000 rule, the permit rule, or the licensing rule, talk to your broker about contacting the owner to explain why that request violates the law. Do not arrange such work on behalf of the client. It is not worth your license, or a complaint from the Contractors Board or the Real Estate Division.

FINALLY:

We will republish the “OMA of the Contractors Board Issue” in the coming weeks as a refresher for those of you real estate licensees that arrange for contracting work (to a limited extent) without a general contractor’s license.

And, as with all work you do on the transaction file ... keep records of the handyman work. It protects you, the client and your company.

** To help keep our members informed of new legislation, NVR is providing “One-Minute Analysis” of new laws that are important to the practice of real estate. This ONE-MINUTE ANALYSIS is an abbreviated synopsis of a bill. If this bill pertains to you or your clients, please read the language in full and consult an attorney.*

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