

Additional Information



- State of Michigan law requires a contractor be licensed for most building work they perform that is over \$600 (including labor and material).
- You can verify the contractor's license is in good standing by visiting: aca-prod.accela.com/LARA.
- When selecting a contractor, do not choose based solely on cost. Quality of work and materials will affect the cost. Compare every aspect of the project before making your choice.
- The contractor should be responsible for securing all permits. If they persuade you to secure the permits, be advised you will be responsible for any violations. This may be an indication they do not have a license or insurance.
- Permit costs are the same for homeowners and contractors.
- Most general repairs or updates will not cause your property taxes to increase.

For additional questions, please reach out to the Assessing Department at 586-446-2340.

PERMITS REQUIRED

- INCLUDING BUT NOT LIMITED TO -

BUILDING PERMITS

Addition
Awning or Canopy
Basement Finish
Concrete (replace or new)
Deck or Porch
Egress Window
Fire Repair
Foundation Repair
Garage
Gazebo or Pergola
Interior Renovation
Mold Remediation
Pool (all types)
Roof or Re-Roof
Shed
Solar panels
Sunroom
Water Repair

TRADE PERMITS

Electrical
Mechanical
Plumbing



How to Select Building and Trade Contractors

CONTACT US

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Find a Contractor

1

- Ask friends or neighbors for a recommendation.
- Ask people at local home improvement centers, builder shows, or open houses.
- Search online for licensed builders who do business in your community.

Questions to Ask Before You Hire

2

- How long have you been in business?
- May I have a copy of your worker's compensation and liability insurance certificates?
- May I have a copy of your contractor's license?
- Is there a warranty for the work or materials?
- Will you be cleaning up the job site on a daily basis?
- May I have a list of references for projects you have completed that are similar to my project?

Include in Your Estimate & Contract

3

- Contractor's information, list of materials, and labor details.
- Time frame for the project including start and finish times (allow for reasonable delays).
- Clause that allows for you to withhold payment if work slows down for no apparent reason.
- Terms and schedule of payment.
- Statement requiring that the contractor obtains all necessary permits from the City before work begins.
- Statement requiring that change orders be in writing.
- Statement of warranty.
- Date and signature of all parties involved.

Pay Your Contractor

4

- Get a copy of the contract signed and dated before you pay.
- Permits should be posted BEFORE work starts.
- Never pay the entire project fees in advance.
- Make a deposit to cover materials and start-up costs (typically less than 50%).
- Pay by check payable to the company and **ALWAYS** get a receipt.
- Make scheduled payments as work progresses as stated in your contract.
- Never make final payment until all required permits are given final approval (you can verify by calling the Building Department or checking online).

Resolve Any Problems

5

- Any problems with the project should be resolved directly with the contractor in writing before making final payment.
- If problems cannot be resolved with the contractor, you can file a complaint with the State of Michigan by calling 517-335-7599 or 877-765-8388.
- Another method of resolving the issue would be contacting an attorney.