

**AN ORDINANCE REQUIRING MISSISSIPPI STATE BOARD OF CONTRACTORS LICENSING FOR RESIDENTIAL BUILDERS AND SUBCONTRACTORS WITHIN THE UNINCORPORATED AREAS OF PANOLA COUNTY, MISSISSIPPI.**

**BE IT ORDAINED BY THE BOARD OF SUPERVISORS OF PANOLA COUNTY, MISSISSIPPI, AS FOLLOWS:**

**Section 1. Definitions.**

- **Residential Builder:** Any person, firm, or corporation engaged in the business of constructing, altering, repairing, or improving any residential structure for sale or use by another as a residence.
- **Subcontractor:** Any person, firm, or corporation engaged in the performance of HVAC, electrical, plumbing, and/or mechanical work of a residential construction project under the direction of a general contractor or owner-contractor.
- **Remodeler:** Any person, firm, or corporation who, for a fixed price or other compensation, undertakes residential improvements to an existing residence when the cost of the improvements exceeds Ten Thousand Dollars (\$10,000.00)
- **Owner-Contractor:** Any person who undertakes or oversees residential construction or improvements, or acts as the general contractor of their own residence which will not be for sale, lease or rent.

**Section 2. Builder/Contractor Licensing.**

- No person, firm, or corporation shall engage in the business of residential construction within Panola County without a valid license from the Mississippi State Board of Contractors.
- No person, firm, or corporation shall engage in the business of residential remodeling or improvements without a valid license from the Mississippi State Board of Contractors, when the total cost of the undertaking exceeds Ten Thousand Dollars (\$10,000.00)

**Exemptions:**

- Owner-contractors who personally oversee the construction or renovation of their own residence. (licensed subcontractors are required)
- Any contractor holding a valid license or certificate of responsibility for general construction from the State Board of Contractors.
- Nonresident contractors holding a valid license or Certificate of responsibility from their respective state.

**Section 3. Subcontractor Licensing.**

- All subcontractors performing HVAC, electrical, plumbing and/or mechanical work on any residential construction project within Panola County shall be

licensed by the Mississippi State Board of Contractors regardless of the amount of work to be performed by the subcontractor.

#### **Section 4. Permit Requirements.**

- No residential structures less than 500 heated square feet shall be permitted.
- All residential construction, alteration, repair, or improvement projects within Panola County shall require a building permit issued by the Panola County Land Development Office.
- Copy of floor plan with layout and dimensions and property deed is required to obtain a building permit.
- Licensed Contractors shall obtain a permit for all residential construction projects.
- Remodelers shall obtain a permit for all residential improvements to an existing residence when the total cost of the improvements exceed Ten Thousand Dollars (\$10,000.00)
- Owner-contractors shall obtain a permit for all residential construction projects.
- Owner-contractors shall be required to have MSBC licensed subcontractors for all electrical, plumbing, HVAC or mechanical.
- Subcontractors performing HVAC, electrical, plumbing and/or mechanical work shall obtain an individual permit for all residential projects regardless of the amount of work to be performed.
- Owner-contractors may only obtain one permit and construct one single-family residence within a one-year period following the issuance of a Certificate of Occupancy.
- The builder shall provide a list of all licensed subcontractors.
- Contractors and subcontractors must provide copies of their state licenses to the Panola County Land Development Office before a permit is issued.

#### **Section 5. Fees**

- Permit fees for residential construction and improvements are \$0.30 per heated square foot, with a \$250.00 minimum.
- Subcontractor fees are \$75.00 per electrical, plumbing, HVAC and/or mechanical permit. Temporary power connections or inspections will be allowed until each subcontractor has been permitted and fees are paid.
- Re-Inspection fees are One Hundred Dollars (\$100.00) and shall be paid before Certificate of Occupancy is issued.

#### **Section 6. Penalties.**

- **Stop Work Orders:** Panola County may issue stop work orders requiring work to stop until they comply with the law.
- **Administrative Fines:** The MSBOC may impose fines per violation.
- **License Suspension or Revocation:** The MSBOC may suspend or revoke a contractor's license for non-compliance.

- **Criminal Penalties:** In some cases, violations may constitute criminal offenses, leading to fines, imprisonment, or both.
- **Civil Penalties:** The State Board of Contractors may impose civil penalties.