

Contractor required for ADU

Is a contractor is needed if you, as the homeowner, are doing the work to create an ADU or Internal ADU?

Yes, a contractor's license is required for a building permit for an ADU or IADU, except:

- Where there is no construction (change of use only), or
- If the value of the work is less than \$7,000 and includes no mechanical, electrical or plumbing work per Utah Code 58-55-305(1)(h).

Note that the State's Owner-Builder Certification Agreement cannot be used for an ADU or IADU constructed by a homeowner. The agreement states: "The improvements being placed on the property are intended to be used and will be used for my personal, non-commercial, non-public use ...," referring to the licensure exemption in Utah Code 58-55-305(1)(d)(i). Because an ADU or IADU is intended for long-term rental, this condition is not met. See Utah Code 10-9a-530(1).