



Department of Consumer Affairs  
**Contractors State License Board**

## What is an owner/builder?

**This section defines what an owner builder is and the laws surrounding the practice.**

- An owner/builder is what the term indicates. The person owns the property and acts as their own general contractor on the job and either does the work themselves or has employees (or subcontractors) working on the project.
- The work site must be their principal place of residence that they have occupied for 12 months prior to completion of the work.
- The homeowner cannot construct and then sell more than two structures during any three-year period.

**LAWS AND REGULATIONS** *Business & Professions Code, Section 7044* has more information about owner/builders.