

An owner of a residential property may obtain permits without having been licensed to do this work if they live or will live on the property. They must do the work themselves and can only construct or improve one property every 2 years. Licensed contractors must be used for all other work. The following are the *State* and *City Codes* governing permits obtained by residential owners.

Building permits

Minnesota State Statute*

326B.802. Subd. 9 Owner. "Owner" means a person who has any legal or equitable interest in real property. Owner does not include a residential building contractor or residential remodeler who constructs or improves its own property for purposes of speculation. A residential building contractor or residential remodeler will be presumed to be building or improving for purposes of speculation if it constructs or improves more than one property within any 24-month period.

Bloomington City Ordinance

Section 15.206. Eligibility.

The bona fide owner of any residential property in the City may, upon making application therefor and the payment of the proper fee, obtain a permit to do any work in and on such residential property **so owned by him without first being licensed** to do said work. It is provided, nevertheless, that the said work must be performed by such owner personally and in accordance with all the rules, specifications, and regulations prescribed by the *City Code*; and further that such work must pass the inspection otherwise provided for by the *City Code*.

Electrical permits

Minnesota State Statute 326B.31*

Subd. 23. Owner. An owner is an individual who physically performs electrical work on premises the individual owns and actually **occupies as a residence or owns and will occupy** as a residence upon completion of construction.

Bloomington City Ordinance

Section 15.189. Electrical permits and fees.

(a) Permits required.

(1) No person shall erect, construct, alter or change any electrical installation, work or wiring in the City until proper application for a permit has been received and a permit has been issued by the Electrical Inspector.

(2) Electrical permits will be issued to Licensed Minnesota Electrical Contractors or **persons qualifying** under *Section 15.189(b)(1)* and *Section 15.189(d)(2)* of this Code.

b) **Residential permits** – For alterations to multiple residential occupancies, see *Section 15.189(c)*.

(1) Electrical permits for work in residential structures may be issued to a person who owns and actually occupies the structure as a residence, or owns and will occupy the structure as a residence upon completion of construction.

Plumbing permits

Bloomington City Ordinance

Section 15.190. Plumbing and gas installation permits.

(a) **Application** – It shall be unlawful for any person to install, remove, alter, repair or replace or cause to be installed, removed, altered, repaired or replaced any plumbing, gas or drainage piping work or any fixture or water heating or treating equipment in a building or premises without first obtaining a permit to do such work from the Administrative Authority. A separate permit shall be obtained for each building or structure. **All persons making application for a permit must be legally entitled to do so** and shall make such application on forms provided by the Building and Inspection Division. The application shall show the location, ownership, kind and amount of work to be done, and such other information as may be deemed necessary.

Section 15.130 Registration

(a) No person, firm, corporation or business shall install, alter, extend, replace, or change any plumbing, gas or drainage piping work **unless such person shall first obtain a registration from the Issuing Authority unless such person is the bona fide owner and occupant of a residential property.**

HVAC permits

The City Ordinance Building Permit rules apply.

Exception: Any gas or electrical work and/or connections required to operate the HVAC appliance or system would be governed as directed in the above sections.

***Note: State Statutes supersede City Ordinance**