

How 'fit' is your builder?



The Georgia Legislature passed a builder licensing law that went into effect July 2008, but the law provided exemptions from examination, also known as "grandfathering" for most of Georgia's current builders. The new law leaves home buyers with the same list of builders as before. The Certified Professional Home Builder (CPHB) program was established to recognize top-notch professionals in the homebuilding industry and will remain "the mark of a true professional." The CPHB program requirements exceed that of the contract licensing laws. Even in industries that have licensing, choosing a professional is important. So, where does your builder fit in?

	Certified Professional Home Builder	Builder Licensing
Education	<input checked="" type="checkbox"/> 16 continuing education hours annually	<input type="checkbox"/> May require up to 3 continuing education hours annually
Code Certification	<input checked="" type="checkbox"/> ICC Residential Building Contractor C exam or its equivalent	<input type="checkbox"/> Not all licensees will take the exam. Will be 'grandfathered'
References	<input checked="" type="checkbox"/> 1 financial institution, 5 home owners, 3 trade contractors, 3 suppliers, 2 CPHB's	1 financial institution
Local homebuilders association membership	<input checked="" type="checkbox"/> Required	<input type="checkbox"/> Not required
Insurance	<input checked="" type="checkbox"/> \$500,000 of General Liability, Builder's Risk AND Worker's Compensation as required by law	\$300,000 of General Liability and Worker's Compensation as required by law
Warranty	<input checked="" type="checkbox"/> A CPHB program-approved warranty	Must offer a written warranty
Experience	<input checked="" type="checkbox"/> 3 years residential construction experience	2 years residential construction experience
Building Volume	<input checked="" type="checkbox"/> 5 residential/remodel permits or contracted or closed residential transactions of at least \$750,000 during the past 12 months preceding application for license	Successfully completing 2 residential projects during the 2 years preceding application for license
Home Inspections	<input checked="" type="checkbox"/> MUST allow a qualified inspector to conduct a fair inspection	<input type="checkbox"/> Not required
Mandatory Binding Arbitration	<input checked="" type="checkbox"/> MUST offer arbitration to home buyers	<input type="checkbox"/> Not required
Better Business Bureau (BBB) Rating	<input checked="" type="checkbox"/> CANNOT have negative BBB rating	<input type="checkbox"/> Not required
Dispute Resolution	<input checked="" type="checkbox"/> CPHB has a process to assist with informal resolution of disputes that arise between members and home buyers. Builder disputes reviewed annually at renewal	Formal complaint process with investigation
Renewal	<input checked="" type="checkbox"/> Annually	Every other year



Circle #211 on the Reader Reply Card.
678.775.1471 ~ www.CPHB.org
for more information on the program



For information regarding licensing call 678.775.1498 or visit us on the web at www.atlantahomebuilders.com