



RECOMMENDATIONS FOR CONTRACTING BUILDERS AND TRADES PROFESSIONALS



This document is for informational purposes only and is not a substitute for legal advice. We encourage readers to seek guidance from qualified professionals to address their specific needs.

After a disaster, some may try to take advantage of vulnerable homeowners. To protect yourself, always ask the right questions before signing contracts or paying deposits. Avoid paying cash upfront or signing anything without first having a formal contract reviewed by legal counsel. If an offer seems too good to be true, it likely is.

CONTRACTOR LICENSING IN ALBERTA

New Builds – Builder License:

- All residential builders must have a license to obtain permits for new home construction. A license is also required for renovations if 75% of the home will be new construction.
- You should request the builder's New Home Buyer Protection System (NHBPS) ID number, verify the company's license [here](#) and ensure they can provide a physical copy.
- Confirm the builder provides New Home Warranty and identify the provider. Be cautious of any company who wants to build under an owner-builder exemption.
- For more details on building or buying a new home, visit [this link](#).

Renovations & Repairs – Prepaid Contractor License:

- Applies to renovations, repairs, additions, or improvements to homes or properties, including landscaping.
- Verify licenses by searching for the business name [here](#), and ensure they can provide a physical copy.
- For inquiries on Prepaid Contractors Licenses, visit [this link](#) or contact the Consumer Contact Center (sa.businesslicensing@gov.ab.ca) at 1-877-427-4088.

ADDITIONAL SAFEGUARDS

Research: Review company websites, visit show homes or past projects, and request referrals from previous clients.

Get a Contract: A contract outlines roles, responsibilities, and protects both parties. Have your lawyer review it before signing or paying any deposit.

Workers Compensation: Confirm that the builder or renovator has WCB coverage. Ask them for a clearance letter.

Insurance: Confirm that the builder or renovator has Commercial General Liability (CGL) and Course of Construction (COC) insurance coverage.