

ON THE LEVEL

A Service of the
State of Alabama
Home Builders
Licensure Board
Summer 2021



HOME BUILDERS
LICENSURE BOARD
www.hblb.alabama.gov



COMMUNICATION IS KEY

By Darlene Burt

Sometimes the Board needs to relay information to licensees between publications of the newsletter. The methods used are email campaigns and calling posts.

When the Board uses an email campaign, you will receive an email from J. R. Carden, Jr., the Executive Director of the Board, with an email address of information@hblb.alabama.gov. Please add the Board to your contacts to prevent the email from being placed in your junk or spam folder.

When the Board uses a calling post, you will receive a telephone call from (334) 242-2230. I recommend allowing the call to go to voicemail so that you may listen to the message when convenient. If, after listening to the message, you have questions you may contact the Board and speak with the appropriate staff member.

Board staff is always ready to assist you in any way possible. ▲

Governor Ivey Signs the Alabama State of Emergency Consumer Protection Act

By Chip Carden, Executive Director

Governor Ivey signed the Alabama State of Emergency Consumer Protection Act, Act # 2021-272 on June 24, 2021, which created the crime of aggravated home repair fraud. The legislation was sponsored by Senator Randy Price of Lee County with the help of Representative Matt Simpson of Baldwin County. The Act makes it a class C felony to perform residential storm repair in a declared State of Emergency disaster area without holding the required residential home builders license. This is a huge step forward in protecting Alabama housing consumers and deterring criminals who choose to prey on our citizens. When fly by night unlicensed contractors swarm in on storm ravaged areas, commit this crime against Alabama consumers in a declared disaster area, and flee back to their home state, law enforcement can now bring them back to Alabama to face prosecution. ▲



CONTINUING EDUCATION BENEFITS EVERYONE

By Darlene Burt

The Board was created to regulate the residential home building industry. The Board's mission includes promoting industry professionalism. Consumers benefit from hiring licensed professionals who are knowledgeable in their field. Residential home builders who understand the many facets of the industry will benefit because they will be better equipped to provide professional service to the consumer. The Board believes that increased knowledge will lead to an increase in customer satisfaction and decrease in rule violations.

Many professions require continuing education. For instance, Alabama realtors are required to complete 15 continuing education hours to renew their license. The Board requires six hours continuing education be completed before a renewal license will be issued. If the license is held by a corporation,

limited liability company, or partnership, the designated qualifying representative (DQR) must complete the continuing education.

The 2022 renewal season begins **October 1, 2021**. To avoid delays in the issuance of your 2022 license, complete the six hours continuing education on or before October 1, 2021. To avoid a \$50.00 administrative late fee, complete the six hours on or before **November 30, 2021**.

There are a few exemptions. Licensee who will be 60 or older by October 1st are not required to complete continuing education. To claim the exemption, licensees must submit an age exemption form (see page 3). If you have previously claimed the exemption, there is no need to resubmit. If the license is held by a corporation, limited liability company, or partnership, the DQR

must submit the age exemption form. Licensees renewing for the first time are not required to complete continuing education. No action is required to receive this one-time exemption. Inactive licensees are not required to complete continuing education. However, six hours continuing education must be completed to return to active status.

Visit our website at hblb.alabama.gov and click continuing education for a list of available courses. Two of the six hours of continuing education must be Alabama specific. Courses that meet the Alabama Specific Requirement are clearly marked. The continuing education provider will notify the Board when courses are completed. Online and classroom courses are available so that licensees can complete the six (6) hours continuing education by **October 1, 2021**.▲

RENEWALS BEGIN

OCT. 1, 2021

2021 License Expires December 31, 2021

**DON'T BE
LATE!**

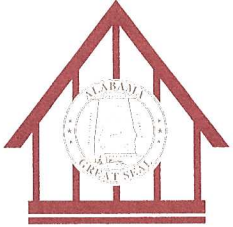
▲ Applications postmarked after **NOVEMBER 30, 2021**, but before **DECEMBER 31, 2021**, will require an additional \$50.00 late fee.

▲ Applications postmarked after **DECEMBER 31, 2021**, will be returned.*

*If we do not receive your completed renewal application either **ONLINE** at www.hblb.alabama.gov or on a printed application by mail, postmarked on or before December 31, 2021, you will be required to file an **Expired License Application** and pay \$600.00 (\$250.00 annual license fee, plus a \$350.00 non-refundable application processing fee for applicants holding an expired license less than three years old).

RENEW ONLINE or by downloading a form at www.hblb.alabama.gov.

If you need assistance, please call (334) 242-2230.



H O M E
B U I L D E R S
L I C E N S U R E
B O A R D

Mailing Address

P. O. Box 303605
Montgomery, Alabama
36130-3605

Street Address

445 Herron Street
Montgomery, Alabama
36104

Telephone

(334) 242-2230

Fax

(334) 263-1397

www.hblb.alabama.gov

CONTINUING EDUCATION AGE EXEMPTION FORM

Licensees age 60 and over, on or before October 1, are exempt from continuing education requirements.

To claim the exemption, complete the following, provide proof of age, and return the form to the Board.

License or File No: _____

Name: _____

Company Name: _____
(if applicable)

Current Age: _____ **Date of Birth:** _____

Check the document that is attached:

- Driver's License or Nondriver's Identification Card
- Birth Certificate
- Valid Government Issued Document that includes name and date of birth.

Return completed form to:

Mailing Address:

Home Builders Licensure Board
Attn: Continuing Education
P.O. Box 303605
Montgomery, AL 36130-3605

Fax Number:

(334) 263-1397

Email:

ce@hblb.alabama.gov.



www.hblb.alabama.gov

Post Office Box • 445 Herron Street
Montgomery, Alabama 36130-3605

Construction Prices are Soaring

By Lauren Razick

Contractors say demand is outpacing the supply chain of building supplies, and it's causing prices to rise to levels never seen before. In 2020, when the Coronavirus Pandemic forced mills to shut down and production to slow at factories, many believed that the housing and construction market would also slow. The construction market held steady, and now builders and contractors say prices have double and tripled for supplies.

The cost of goods and services used in construction climbed by 4.3 percent in May and 24.3 percent over the past 12 months according to the Associated General Contractors of America. The 24.3 percent increase in prices for materials used in construction since May 2020 was nearly twice as great as in any previous year. Items with especially steep price in-

creases over the past year covered a wide range of materials, including products made from wood, metals, plastics, and gypsum. The producer price index for lumber and plywood more than doubled—rising 111 percent from May 2020 to May 2021.

“The increase in producer prices for construction materials over the past year far outstrips contractors’ ability to charge more for projects,” said Ken Simonson, the association’s chief economist. “That gap means contractors are being hit with huge costs that they did not anticipate and cannot pass on.”

Some materials have gone up as much as 600%. OSB is an essential building material used in the construction of new homes, and the recent price increase has contractors looking for alternative materials. “Like the rest of the country, Ala-

bama is facing a lumber crisis, with skyrocketing prices for OSB (oriented strand board) in particular. Though prices of many of the components that go into a new home have increased, none have seen as steep an increase as OSB has, with prices having increased over 600% from January 2020. This unexplained jump in prices is driving up new home pricing and, in turn, pricing many potential homebuyers out of the market.” said Russell Davis, Executive Vice President of the Home Builders Association of Alabama.

Some have suggested that price gouging by suppliers is contributing to the increase. The prices for building materials is starting to drop, and models predict prices will continue to drop into fall when demand is usually lower. However, they don't expect to see pre-pandemic prices. ▲