

HOME BUILDERS LICENSURE BOARD

ALABAMA CODE CHAPTER 14A:

HOME BUILDING AND HOME IMPROVEMENT INDUSTRIES.

§ 34-14A-1. Legislative intent.

- (a) In the interest of the public health, safety, welfare, and consumer protection, and to regulate the home building and private residence construction industry, the purpose of this chapter and the intent of the legislature in passing it:
- (1) To provide for the licensure of persons who engage in home building, private residence construction, and home improvement industries, including remodeling,
 - (2) To establish an Alabama Residential Building Code,
 - (3) To provide guidance, assistance, promotion, and support for code inspections of residential construction.,
 - (4) To support education within the construction trades and construction inspections in the State of Alabama.
- (b) The legislature recognizes that the home building and home improvement construction industries are significant industries and that significant harm to the public may result from the provision of inadequate, unsafe, or inferior building services by unqualified, incompetent, or dishonest home builders and remodelers. The legislature finds it necessary to regulate the residential home building and home improvement industries. (Acts 1992, No. 92-608, p. 1282, § 1; Acts 2019, No. 19-482, § 1; Acts 2024, No. 24-443, § 2.)

§ 34-14A-2. Definitions.

As used in this chapter, the following terms shall have the following meanings, respectively, unless the context clearly indicates otherwise:

- (1) **ADVERTISING.** Engaging or offering to engage in any acts or services as a residential home builder by the act or practice of offering for sale professional services by promoting those services through print, radio or television media, on billboards, through social media, through promotional sponsorships, on vehicles, by the placement of signs in front of ongoing or completed worksites, or by displaying credentials, including licensure, to perform residential home building.
- (2) **ALABAMA RESIDENTIAL BUILDING CODE:** The code adopted by the board, as amended by the board, and based on a published edition of the International Residential Code, and the residential chapters of a published edition of the International Energy Conservation Code.
- (3) **APPLICABLE RESIDENTIAL BUILDING CODE:** The Alabama Residential Building Code or a local residential building code adopted by a county or municipality, pursuant to this chapter, where the construction, renovation, or repairs will take place.
- (4) **BOARD.** The Home Builders Licensure Board.
- (5) **COST OF THE UNDERTAKING.** The total cost of the materials, labor, supervision, overhead, and profit.
- (6) **COUNCIL.** The Alabama Residential Building Code Advisory Council.

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- (7) DIVISION. The Alabama Residential Building Code Division.
- (8) HOMEOWNER. A person who owns and resides or intends to reside in a structure constructed or remodeled by a licensee of the board, or who contracts with a licensee for the purchase, construction, repair, improvement, or reimprovement of a structure to be used as a residence.
- (9) IMPROVEMENT. Any site-built addition or enhancement attached to or detached from a residence or structure for use and enjoyment by the homeowner.
- (10) INACTIVE LICENSE. A license issued at the request of a licensee, or a building official or a building inspector that is renewable, but that is not currently valid.
- (11) LICENSE. Any license issued by the board pursuant to this chapter.
- (12) LICENSEE. A holder of any license issued pursuant to this chapter.
- (13) PERSON. Any individual limited or general partnership, corporation, association, limited liability company, or other legal entity, or any combination thereof.
- (14) QUALIFYING REPRESENTATIVE. The individual designated by a general partnership, limited partnership, corporation, limited liability company, or not-for-profit organization applying for a license who either holds a license individually or meets the experience and ability requirements for licensure, and who is one of the following:
- a. A general partner in the case of any partnership.
 - b. An officer in the case of a corporation.
 - c. A member in the case of a member-managed limited liability company.
 - d. A manager in the case of a manager-managed limited liability company.
 - e. An individual who is affiliated with one of the member entities of a limited liability company and who has been identified and authorized through the operating agreement to manage day-to-day operations as it relates to operations of the limited liability company for purposes of licensure.
- (15) RESIDENCE. A single unit providing complete independent residential living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation.
- (16) RESIDENTIAL HOME BUILDER. A person who constructs a residence or structure for sale or who, for a fixed price, commission, fee, or wage, undertakes or offers to undertake the construction or superintending of the construction, or who manages, supervises, assists, or provides consultation to a homeowner regarding the construction or superintending of the construction, of any residence or structure that is not over three floors in height and that does not have more than four residential units, or the repair, improvement, or reimprovement thereof, to be used by another as a residence when the cost of the undertaking exceeds ten thousand dollars (\$10,000). Notwithstanding the foregoing, the term includes a residential roofer when the cost of the undertaking exceeds two thousand five hundred dollars (\$2,500). Nothing herein shall prevent any person from performing these acts on his or her own residence or on his or her other real estate holdings. Anyone who engages or offers to engage in any acts described

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in this subdivision, through advertising or otherwise, shall be deemed to have engaged in the business of residential home building.

(17) **RESIDENTIAL ROOFER.** A person that installs products or repairs surfaces on the external upper covering of a residence or structure that seals, waterproofs, or weatherproofs the residence or structure.

(18) **STRUCTURE.** A residence on a single lot, including a site-built home, a condominium, a duplex or multi-unit residential building consisting of not more than four residential units or any improvement thereto.

(19) **TRANSACTION.** The act of entering into a contract with a licensee to engage in the business of residential home building. (Acts 1992, No. 92-608, p. 1282, § 2; Acts 1997, No. 97-250, § 3; Acts 2002, No.02-72; Acts 2006, No. 06-105, § 2; Acts 2019, No. 19-482, § 1; Acts 2024, No. 24-443, § 2.)

§ 34-14A-3. Home Builders Licensure Board.

(a) There is established the Home Builders Licensure Board to regulate the residential home building and residential construction industry and to promote and expend funds for the education and support of associated construction trades.

(b) The board shall have nine members who shall be appointed as follows: three by the Governor, three by the Lieutenant Governor, and three by the Speaker of the House of Representatives, from a list of three qualified individuals for each position, provided by the governing body of the Home Builders Association of Alabama.

(c) Seven of the members shall be residential home builders, as defined in this chapter, with at least five years' experience as a residential home builder and each shall be a bona fide resident of the State of Alabama. One member shall be a building official or inspector currently employed by a city, county, or state governmental entity and actively engaged in inspecting or regulating residential construction in this state. One shall be a consumer member of the general public not employed by or affiliated with a licensee hereunder, and who has no spouse or immediate family member employed by or affiliated with a licensee hereunder.(d) Each member of the board shall be a resident of this state and the membership of the board shall be inclusive and reflect the racial, gender, geographic, urban, rural, and economic diversity of the state. Commencing on June 1, 2025, as the terms of the members serving on the board expire, the membership of the board shall be appointed so that one member resides in and is appointed from each congressional district in this state with the remaining members being appointed from the state at-large.

(e) Of the initial members of this board, the appointing authorities shall designate that each appointee shall serve for an initial term of one, two, or three years, their terms of office expiring on December 31, of the years. Subsequent terms shall be for a period of three years.

(f) The respective appointing authority shall make an appointment to fill a vacancy for the remainder of any unexpired term from a list of three qualified individuals supplied by the governing body of the Home Builders Association of Alabama. Each board member shall hold over after the expiration of his or her term until his or her successor shall be duly appointed and qualified. (Acts 1992, No. 92-608, p. 1282, § 3; Acts 1997, No. 97-250, § 3; Acts 2009, No. 2009-35, § 3; Acts 2019, No. 19-482, § 1; Acts 2025-72 § 3.)

§ 34-14A-4. Officers; meetings; compensation.

a) Members of the board shall select from its own membership a chair, who shall preside at all meetings of the board unless otherwise ordered, and he or she shall exercise and perform all duties and

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functions incident to the office of chair. The board may select from its own membership a vice-chair, a secretary, and a treasurer. The offices of secretary and treasurer may be held by the same person.

b) The board, at a minimum, shall meet on a quarterly basis and at such other times as the chair may designate for the purpose of transacting such business as may properly come before the board. Four members shall constitute a quorum at all meetings. The secretary of the board shall keep such records of each meeting as shall be required by the board.

c) Members of the board may be compensated in an amount not to exceed three hundred fifty dollars (\$350) per day, not to exceed 15 days per year, for attending meetings of the board or its committees and, in addition, may be reimbursed for such necessary travel expenses as are paid to state employees.

d) The board may employ an executive director and a deputy director. The board with the approval of the Governor and the State Personnel Board as provided by Ala. Code § 36-6-6, shall fix the salary of the executive director and the deputy director.

e) The executive director may hire staff to carry out this chapter. (Acts 1992, No. 92-608, p. 1282, § 4; Acts 2006 No. 06-105, p. 136, § 1; Acts 2018 No. 18-143, § 1; Acts 2019 No. 19-179, § 1.)

§ 34-14A-5. Licenses required; exceptions; fees.

(a) (1) All residential home builders shall be required to be licensed by the Home Builders Licensure Board annually.

(2) The board may issue more than one type of license.

(3) The board may issue licenses that vary in scope of work authorized, including, but not limited to, licenses without limitation and with limitation.

(4) The board may issue licenses that vary in requirements for licensure, including, but not limited to, evidence of experience and ability and financial responsibility, as determined by the cost of the undertaking.

(5) The board may charge varying fees for licensure.

(b) (1) Except as provided in this chapter, all licenses shall be issued or renewed upon the payment to the board of the annual license fee. The annual license fee shall be set by the board after it considers its cost of operation. The annual fee may be increased or decreased by the board but in no event shall the board set the annual fee at an amount which would not provide sufficient revenues to pay all the salaries, costs, and expenses incurred by the board in enforcing this chapter and promoting public health, safety, welfare, and consumer protection.

(2) The board may also charge application processing fees, inactive license fees, late fees, and fees for education requirements. The inactive fees may be waived for building officials. The board may, upon request in writing, refund fees, except the application processing fee, paid by an applicant who is denied a license or who fails to complete the application process. No fees shall be refunded to a licensee as a result of a license revocation.

(3) The annual license fee shall be for a period of twelve months beginning January first of each year. All license fees collected by the board shall be paid into the State Treasury to the credit of the Home Builders Licensure Board Fund and its funds shall be subject to withdrawal only upon warrant of the state Comptroller to be issued upon certification of the secretary/treasurer of the board.

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(c) Any funds remaining in the State Treasury to the credit of the Home Builders Licensure Board Fund at the end of each year shall be paid into the General Fund of the state on or before January 15, and in each succeeding year, except that should the board exercise its authority to establish the Homeowners' Recovery Fund or the Home Builders Property Acquisition Fund, or both, as provided in this chapter, any funds remaining in the State Treasury to the credit of the Home Builders Licensure Board Fund shall be paid into the Homeowners' Recovery Fund or the Home Builders Property Acquisition Fund, or both, of the board. The board is authorized to maintain sufficient funds to carry out the purposes of the Homeowners' Recovery Fund and the Home Builders Property Acquisition Fund, as set forth in Sections 34-14A-15 and 34-14A-18, including, but not limited to, the transfer of funds between the Homeowners' Recovery Fund and the Home Builders Property Acquisition Fund. The board is authorized, at all times, to retain a sum sufficient to meet any emergency that may arise which may affect its efficient operation.

(d) No funds shall be withdrawn or expended except as budgeted and allocated according to Sections 41-4-80 to 41-4-96, inclusive, and 41-19-1 to 41-19-12, inclusive, and only in amounts as stipulated in the general appropriations bill or other appropriations bills. (Acts 1992, No. 92-608, p. 1282, § 5; Acts 1997, No. 97-250, § 3; Acts 2002, No. 02-72; Acts 2006, No. 06-105; § 5; Acts 2006, No. 06-105, § 5; Acts 2018, No. 18-143 §1.)

§ 34-14A-6. Exemptions.

This chapter does not apply to:

(1) Any employee of a licensee who does not hold himself or herself out for hire or engage in residential home building, except as such employee of a licensee.

(2) An authorized employee of the United States, the State of Alabama, or any municipality, county, or other political subdivision, if the employee does not hold himself or herself out for hire or otherwise engage in residential home building except in accordance with his or her employment.

(3) General contractors holding a current and valid license, issued prior to January 1, 1992, under Chapter 8 of this title.

(4) Real estate licensees, licensed engineers, and licensed architects operating within the scope of their respective licenses on behalf of clients.

(5) a. Owners of property when acting as their own contractor and providing all material supervision themselves, when building or improving one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale. This exemption may not be transferred to any other person, including, but not limited to, an agent through a power of attorney.

b. In any action brought under this chapter, proof of the sale or offering for sale of such structure by the owners of property, as provided in this subdivision, within one year after completion of same is presumptive evidence that the construction was undertaken for the purpose of sale.

(6) Mobile homes or any structure that is installed, inspected, or regulated by the Alabama Manufactured Housing Commission or the repair, improvement, or reimprovement of any such structure, and shall not in any way change or interfere with the duties, responsibilities and operations of the Alabama Manufactured Housing Commission as defined in Sections 24-4A-1 through 24-6-4.

(7) Agricultural buildings, except for any residence contained therein. (Acts 1992, No. 92-608, p. 1282, § 6; Acts 2002, No. 02-72; Acts 2006, No. 06-105, § 6; Acts 2018, No. 18-143, § 1.)

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§ 34-14A-7. Applications for the issuance of license; records.

(a) Any residential home builder who desires to receive a new or renewal license under this chapter shall make and file with the board 30 days prior to the next meeting of the board a written application on a form prescribed by the board. Each applicant shall be a citizen of the United States or, if not a citizen of the United States, a person who is legally present in the United States with appropriate documentation from the federal government. The application shall be accompanied by the payment of the annual license fee required by the board. After the board accepts the application the applicant may be examined by the board at its next meeting. The board in examining the applicant shall consider the following qualifications of the applicant:

- (1) Experience.
- (2) Ability.
- (3) Character.
- (4) Business-related financial condition.

a. The board may require a financial statement on a form prescribed by the board and a public records search directly from a credit reporting agency.

b. The board may require a positive net worth or other evidence of business-related financial condition sufficient to reasonably satisfy the board of the applicant's financial responsibility.

c. The board may require that business-related judgments, judgment liens, and other perfected liens, must be satisfied and released.

d. Any information obtained by the board pursuant to this subsection relating to the financial condition of an applicant shall not be public information.

- (5) Ability and willingness to serve the public and conserve the public health and safety.

- (6) Any other pertinent information the board may require.

(b) (1) If the board finds the applicant qualified to engage in residential home building in Alabama, the applicant shall be issued a license. An applicant rejected by the board shall be given an opportunity to be reexamined after a new application has been filed and an additional application fee paid.

(2) A record shall be made and preserved by the board of each examination and the findings of the board pertaining to the examination. A copy of the record shall be made available to any applicant requesting it upon the payment of a reasonable fee for same to the board.

(c) The board, by rule, may require proof of and maintenance of insurance as a qualification for licensure.

(d) The board, by rule, may establish or adopt, or both, education requirements and may approve, administer, or financially support, the program or programs providing residential construction education.

(e) (1) Each licensee shall notify the board within 10 days after notice of the institution of any felony criminal prosecution against him or her. The notification shall be in writing, by certified mail, and shall

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include a copy of the specific charge made together with a copy of the indictment, information, or the complaint, affidavit, and warrant making the charges.

(2) Each licensee shall notify the board in writing by certified mail within 10 days after he or she receives the notice that any criminal verdict has been rendered against him or her, or that a criminal action pending against him or her has been dismissed.

(f) Each licensee shall use a valid written contract when engaging in the business of residential home building. In addition to any other requirements provided by law, the contract shall contain the licensee's license number issued by the board.

(g) Whenever a licensee engages in advertising, the licensee shall ensure that the licensee's valid license number issued by the Board is displayed.

(h) When any residential home building to be performed will comply with a program designed to enhance the resiliency of the structure beyond the requirements of the applicable building codes, the licensee shall disclose this compliance to the homeowner in writing prior to commencement of the residential home building.

(i) (1) Any licensee who desires to receive an inactive license shall make and file with the board a written application for an inactive license on a form prescribed by the board prior to the expiration of his or her current license. The application shall be accompanied by the payment of the annual inactive license fee required by the board. No act for which a license is required may be performed under an inactive license. In the event a person holding a current inactive license applies for a license, he or she may rely upon his or her inactive license as evidence of the experience and ability requirements for licensure under subdivisions(1) and (2) of subsection (a).

(2) A person holding an expired license who seeks to reactivate his or her license within three years of the date of expiration shall be deemed to have satisfied the experience and ability requirements for licensure if application is made within the three-year time period and all other licensing requirements pursuant to subsection (a) have been met.

(3) Any building official or building inspector who desires to receive an inactive license shall make and file with the board 30 days prior to the next meeting of the board a written application for an inactive license on a form prescribed by the board. After the board accepts the application, the applicant may be examined by the board at its next board meeting. The board, in examining the applicant, shall consider the following qualifications of the applicant as satisfying the experience and ability requirements for licensure:

a. That the building inspector is an employee of the United States, the State of Alabama, or any municipality, county, or other political subdivision and, by virtue of that employment, is exempted or prohibited by law from holding a license; and

b. That the building inspector does any of the following:

1. Maintains current certification from the Southern Building Code Congress International as one of the following:

(i) Chief building official.

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- (ii) Deputy building official.
 - (iii) Building inspector.
 - (iv) Housing inspector.
 - (v) Design professional.
 - (vi) Plan reviewer.
2. Maintains current certification from the International Code Council as one of the following:
- (i) Certified building official.
 - (ii) Building inspector.
 - (iii) Residential building inspector.
 - (iv) Property maintenance and housing inspector.
 - (v) Building plans examiner.
 - (vi) Design professional.
3. Possesses sufficient building qualifications and experience to receive a license, as demonstrated by satisfactory evidence presented to the board.

(4) In the event a building official or building inspector holding a current inactive license applies for a license, he or she may rely upon his or her inactive license as evidence of the experience and ability requirements for licensure under subdivisions (1) and (2) of subsection (a). (Acts 1992, No. 92-608, p. 1282, § 7; Acts 1997, No. 97-250, § 3; Acts 2002, No. 02-72; Acts 2006, No. 06-105, §7; Acts 2009, No. 2009-35, § 7; Acts 2018, No. 18-143, § 1; Acts 2024, No. 24-443, § 2.)

§ 34-14A-8. Revocation of licenses; reissuance.

(a) The board may levy and collect administrative fines not to exceed five thousand dollars (\$5,000) for each violation or revoke or suspend the license of any licensee who, in the opinion of the board, has committed fraud or deceit in obtaining a license required by this chapter, who has been guilty of gross negligence, incompetence, or misconduct in the practice of residential home building, who has engaged in the business of residential home building outside the scope of the license, or who has violated this chapter or a board rule. Should the board establish or adopt, or both, standards of practice for residential home builders within the state, as provided in Section 34-14A-12, the board may suspend the license of any licensee who, in the opinion of the board, has committed a violation of the standards of practice and may impose any other disciplinary sanctions authorized pursuant to this chapter.

(b) An original homeowner may file a consumer complaint alleging a violation of this section against any licensee hereunder. Consumer complaints shall be made in writing and sworn to by the person making the consumer complaint and shall be submitted to the executive director of the board within six years of the date of substantial completion of construction or within six years of the date the original homeowner took possession of the residence.

(c) An investigation may be initiated upon receipt of a consumer complaint or may be initiated by the board. The board may resolve violations by agreement between the board and the licensee with or without the filing of a formal administrative summons and complaint.

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- (d) With the consent of the licensee, the board may conduct an informal hearing without meeting the requirements of the Administrative Procedure Act if no action is taken other than a reprimand, public or private.
- (e) The charges, unless dismissed without hearing by the board as unfounded or trivial, shall be heard within three months after the filing of an administrative summons and complaint by the board's executive director.
- (f) A copy of the charges, with notice of the time and place of the hearing, shall be served on the licensee charged at least 15 days before the hearing date.
- (g) The licensee charged may appear personally and may be represented by counsel. He or she may cross-examine witnesses against him or her and may produce evidence and witnesses in his or her defense.
- (h) If, after hearing, the board votes to revoke or suspend the license of, or impose a fine upon, the licensee charged on the basis of fraud or deceit in obtaining his or her license or gross negligence, incompetence, or misconduct in the practice of residential home building, a violation of this chapter or board rule, or a violation of the standards of practice, it shall so order, and the board may impose and collect the actual costs of the hearing.
- (i) The licensee may, within 30 days from the date of receipt or service of the order, file with the board written notice of his or her intention to appeal from the order of the board. Appeals from orders of the board shall be to the circuit court with jurisdiction of licensee's residence, or if the licensee is out of state, then to the Circuit Court of Montgomery County, for a determination by the court whether the decision of the board is supported by substantial evidence. If the court so finds, it shall affirm the action of the board.
- (j) The board may issue a license to a licensee whose license has been revoked and may reinstate a suspended license prior to the end of the suspension period, if four or more members of the board vote in favor of the issuance or reinstatement.
- (k) In addition to any other disciplinary action authorized pursuant to this section, the board may require a licensee to successfully complete education requirements to be determined by the board for a violation of this chapter or a board rule. (Acts 1992, No. 92-608, p. 1282, § 8; Acts 1997, No. 97-250, § 3; Acts 2002, No. 02-72; Acts 2006, No. 06-105, § 8; Acts 2018, No. 18-143, § 1.)

§ 34-14A-8.1. Confidentiality of records; Hearings closed.

- (a) All administrative complaints, orders to show cause, notices of hearings, and statements of charges, and all amendments thereto, and all orders of the board which are dispositive of the issues raised thereby, shall be public record.
- (b) All records, reports, documents, photographs, and information contained in complaint and investigation files, shall be confidential, shall not be public record, and shall not be available for court subpoena or for discovery in civil proceedings. Disciplinary action proceedings shall be closed. The record in such proceedings, including witness testimony, exhibits, and pleadings, shall be confidential, shall not be public record, and shall not be available for court subpoena or for discovery in civil proceedings.
- (c) Nothing contained herein shall apply to records made in the regular course of business of an individual; documents or records otherwise available from original sources are not to be construed as immune from discovery or use in any civil proceedings merely because they were presented or considered

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during the proceedings of the board. (Acts 2006, No. 06-105, § 8.1.)

§ 34-14A-9. Roster of licensees.

A complete roster of licensees shall be prepared and published annually by the board. (Acts 1992, No. 92-608, p. 1282, § 9.)

§ 34-14A-10. Annual report of board.

The board shall annually submit to the Governor a report of its transactions for the preceding year. The board shall file with the Secretary of State a copy of the report submitted to the Governor. (Acts 1992, No. 92-608, p. 1282, § 10.)

§ 34-14A-11. Promulgation of rules and regulations.

(a) The Board is authorized to promulgate rules and regulations necessary to effectuate the provisions of this chapter and accomplish its work. The rule-making powers of the board are subject to the Alabama Administrative Procedure Act as codified in Chapter 22 of Title 41.

(b) For the purposes of this chapter, any notice, application, or other document required herein which is mailed certified mail return receipt requested, shall be deemed to have been filed as of the date it is postmarked. The provisions of this subsection shall be retroactively effective to all mailings relating to board business occurring on or after May 21, 1992. (Acts 1992, No. 92-608, p. 1282, § 11; Acts 1997, No. 97-250, § 3.)

§ 34-14A-12. Building laws and codes.

(a) The board shall have the sole authority to adopt the following codes:

(1) The Alabama Residential Building Code, which shall apply to all construction and improvements governed by this chapter.

(2) The Alabama Residential Energy Code, which shall apply to all residential construction and improvements.

(b) (1) The Alabama Residential Building Code shall be enforced by local jurisdictions that have permitting and inspection programs for residential construction and improvements that are adhered to by residential home builders. The Alabama Residential Building Code shall not supersede any local residential building code adopted by any county or municipality in effect on January 1, 2027.

(2) The Alabama Residential Energy Code shall be enforced by local jurisdictions that have adopted energy code provisions for residential and commercial construction and improvements. Provided however, provisions adopted by local jurisdiction may not exceed those contained within the Alabama Energy Code.

(3) A local building code adopted by any county or municipality after January 1, 2027, shall meet the minimum standards of the Alabama Residential Building Code and the Alabama Residential Energy Code in effect at the time of the local building code adoption. The local building code may amend the standards as local conditions require, but no such adoption or amendment shall exceed the provisions of the Alabama Residential Energy Code unless local conditions or compliance with any federal mandate requires such adoption.

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(4) Notwithstanding any other provision of law to the contrary, the Alabama Residential Building Code does not apply to any agricultural building except for any residence contained therein.

(c) (1) A county commission, by resolution, may adopt building laws and codes that shall apply in the unincorporated areas of the county. The county commission shall provide a copy of any resolution adopted pursuant to this subsection to the board within 10 business days of adopting the resolution.

(2) A local building law or code adopted pursuant to this subsection may not take effect until 120 days after the resolution was adopted; provided, in the case of an insurance claim requiring work and activities for which a license is required by this chapter, the effective date for the building law or code shall be the date of adoption by the local jurisdiction.

(3) The building laws and codes of the county commission may be enforced within a municipality's police jurisdiction outside of the municipalities corporate limits as provided in Section 11-40-10(b)(2). The building laws and codes of the county commission may apply within the corporate limits of any municipality only with the express consent of the governing body of the municipality.

(4) The county commission may employ building inspectors to see that its laws or codes are not violated and that the plans and specifications for buildings are not in conflict with the laws and codes of the county and may exact fees to be paid by the owners of the property inspected.

(5) The county commission, by resolution, may discontinue its administration and enforcement of the building laws and codes. However, the discontinuation shall not take effect until 120 days after the resolution was adopted. The county commission shall provide a copy of the resolution to the board within 10 business days of adopting the resolution.

(d) Utilizing the same authority and procedures as municipalities pursuant to Sections 11-53A-20 to 11-53A-26, inclusive, the county commission may condemn buildings, parts of buildings, or structures dangerous to the public and prohibit the use thereof and abate the same as a nuisance.

(e) The county commissions, municipalities, and other public entities may enter into mutual agreements, compacts, and contracts for the administration and enforcement of their respective building laws and codes. A county commission or municipality shall provide a copy of the mutual agreement, compact, or contract to the board within 10 business days of its execution.

(f) A county commission or municipality shall provide to the board a copy of any resolution, ordinance, or agreement adopted pursuant to Section 11-40-10(b)(2) within 10 business days of its adoption.

(g) Nothing in this section shall be construed to restrict the power of any county or municipality to adopt and enforce local building laws or codes that either comply with or exceed the minimum standards of the Alabama Residential Building Code; provided the local laws or codes are adopted or amended in accordance with this chapter. (Acts 1992, No. 92-608, p. 1282, § 12; Acts 2002, No. 02-72; Acts 2006, No. 06-105, § 12; Acts 2019, No. 19-482, § 1; Acts 2024, No. 24-443, § 2.)

§ 34-14A-12.1. Applicability of Code.

Beginning January 1, 2027, a residential home builder within this state who constructs, renovates, or repairs a residence or structure shall do so in accordance with applicable residential building code adopted pursuant to Section 34-14A-12 or, if applicable, the local jurisdiction's residential building code. (Acts 2024, No. 24-443, § 3.)

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§34-14A-12.2. Adoption of Code may not restrict consumer election.

- (a) Beginning on October 1, 2024, the Home Builders Licensure Board and any other state, municipal, or county governing body may not adopt or amend a building code, ordinance, resolution, or rule that would restrict a consumer's ability to elect to install, by the consumer's choice and for a fee, or require the installation of, a residential fire sprinkler system in any residence or structure as defined by this chapter.
- (b) Notwithstanding subsection (a), a county commission or municipal governing body that adopted any ordinance, resolution, or other building code on or before March 9, 2010, relating to the installation of a residential fire sprinkler system, may continue to enforce or amend the ordinance, resolution, or building code. (Acts 2024, No. 24-443, § 3.)

§34-14A-13. Issuance of permits.

It is the duty of the building official, or other authority charged with the duty, of issuing building or similar permits, of any incorporated municipality or subdivision of the municipality or county, to refuse to issue a permit for any undertaking which would require a license hereunder unless the applicant has furnished evidence that he or she is either licensed as required by this chapter or is exempt from the requirements of this chapter. The building official, or other authority charged with the duty of issuing building or similar permits, shall report to the board the name and address of any person who, in his or her opinion, has violated this chapter. Nothing contained herein shall require a builder to pay license fees for subcontractors who will be or were involved in the construction for which the permit is being obtained as a condition of issuance of a building permit or the issuance of a certificate of occupancy. The builder shall submit to the issuing municipality, if requested, a list of the subcontractors with correct physical addresses and phone numbers involved in the construction project within 15 days of the issuance of the building permit. Should the builder add any subcontractor to the project, the builder will submit the subcontractor's name, address and phone number to the municipality within three working days of hiring. An updated list of subcontractors shall be furnished by the builder before the issuance of a certificate of occupancy by the municipality. (Acts 1992, No. 92-608, p. 1282, § 13; Acts 1997, No. 97-250, § 3; Act 2000, No. 2000-99, § 1.)

§ 34-14A-14. Penalties; injunctions.

- (a) Except as provided in Section 13A-9-111.1, any person who undertakes or attempts to undertake the business of residential home building without holding a current and valid residential home builders license issued by the Home Builders Licensure Board, as required by the provisions of this chapter or who knowingly presents to, or files false information with the board for the purpose of obtaining the license or who violates any law or code adopted by a county commission under this chapter shall be deemed guilty of a Class A misdemeanor.
- (b) Upon notice from the board, any person who undertakes or attempts to undertake the business of residential home building without holding a current and valid residential home builders license, as required by the provisions of this chapter, shall immediately cease. Such notice shall be in writing and shall be given to the owner of the property, or to his or her agent, or to the residential home builder, or to the person doing the work, and shall state the conditions under which work may be resumed.
- (c) The board, in its discretion, may invoke a complaint procedure against any person who violates the provisions of this chapter by undertaking or attempting to undertake the business of home building without holding a current and valid residential home builders license issued by the board. Whenever it appears to the board that any residential home builder has violated or is about to violate this chapter, the board may resolve the violation by agreement with the residential home builder, may initiate a complaint against the residential home builder, and may levy and collect administrative fines for violations of this

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chapter or the rules of the board in an amount not to exceed five thousand dollars (\$5,000) for each violation.

(d) A residential home builder, who does not have the license required, shall not bring or maintain any action to enforce the provisions of any contract for residential home building which he or she entered into in violation of this chapter.

(e) Whenever it appears to the board that any residential home builder has violated or is about to violate this chapter, the board may in its own name petition the circuit court of the county where the violation occurred or is about to occur to issue a temporary restraining order or other appropriate injunctive relief enjoining the violation. (Acts 1992, No. 92-608, p. 1282, § 14; Acts 1997, No. 97-250, § 3; Acts 2002, No. 02-72; Acts 2006, No. 06-105, § 14; Acts 2018, No. 18-143 § 1; Acts 2021, No. 21-272 §2.)

§ 34-14A-15. Recovery fund.

(a) The board may establish a Homeowners' Recovery Fund for the purpose of consumer protection, consumer education, and consumer awareness. An aggrieved homeowner may recover actual economic damages, not including interest and court costs, sustained within the state as the direct result of conduct of a licensee in violation of this chapter or the rules of the board from the Homeowners' Recovery Fund. Any payments from the Homeowners' Recovery Fund shall be subject to the following limitations and conditions:

(1) The Homeowners' Recovery Fund shall make payments only to homeowners who file a complaint with the board pursuant to the requirements of subsection (b) of Section 34-14A-8.

(2) The Homeowners' Recovery Fund shall not make payments based on consent judgments.

(3) Failure of the homeowner to follow any provisions of this chapter shall preclude payment from the Homeowners' Recovery Fund.

(b) The board, by rule, shall determine the maximum amount of payment from the Homeowners' Recovery Fund for the following:

(1) Payments for claims based on judgments or settlements against any one licensee.

(2) Payments for claims arising out of the same transaction.

(c) Each licensee shall, on order of the board, pay a fee not to exceed sixty dollars (\$60), no more than once a year, per licensee for deposit in the Homeowners' Recovery Fund. A licensee on inactive status shall not be required to contribute to the Homeowners' Recovery Fund. The annual Homeowners' Recovery Fund fee shall be set by the board after considering all expenses incurred by the board in defending, satisfying, or settling any claims paid from the homeowners' recovery fund.

(d) (1) When a complaint is filed in a court of competent jurisdiction that may result in liability for the Homeowners' Recovery Fund, the complainant shall notify the board in writing, by certified mail, when the action is commenced.

(2) When the notice is received, the board may enter an appearance, file pleadings and appear at court hearings, defend or take action it deems appropriate either on the behalf and in the name of the defendant or in its own name. The board may seek any appropriate method of judicial review. The board may settle or compromise the claim. Any expenses incurred by the board in defending, satisfying, or settling any claim may be paid from the Homeowners' Recovery Fund.

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(3) When a complainant obtains a valid judgment, excluding consent judgments, in a court of competent jurisdiction against a licensee, the aggrieved homeowner may, when judgment is final, file a verified claim in the court in which the judgment was entered and, on 30 days' written notice to the board, may apply to the court for an order directing payment out of the Homeowners' Recovery Fund of the amount remaining unpaid on the judgment.

(4) The court shall proceed on such application and the complainant shall be required to show that:

a. He or she is not the spouse, child, or parent of the debtor, or the personal representative of the spouse, child, or parent or a shareholder officer or director of the debtor;

b. He or she has obtained a judgment, as described in this section, stating the amount of the judgment and the amount owing on the judgment at the date of the application, and, that in such action, he or she had joined any and all bonding companies which issued corporate surety bonds to the judgment debtor as principal and all other necessary parties.

c. The following items, if recovered by him or her have been applied to the actual compensatory damages awarded by the court:

1. Any amount recovered from the judgment debtor.
2. Any amount recovered from bonding companies.
3. Any amount recovered in out-of-court settlements.

(5) The court shall order the Homeowners' Recovery Fund to pay the sum it finds due, subject to the provisions and limitations of this section.

(e) In the event the board pays from the Homeowners' Recovery Fund any amount in settlement of a claim or toward satisfaction of a judgment against a licensee, the board may revoke the license of the licensee, and may no longer recognize the experience and ability qualifications of the individual licensee or the qualifying representative of the licensee for licensing purposes. The board may refuse to issue a new license to the former licensee or to recognize the experience and ability qualifications of the individual former licensee or the former licensee's qualifying representative until the former licensee or the former licensee's qualifying representative has repaid in full, plus interest at the rate of 12 percent per annum, the amount paid from the Homeowners' Recovery Fund. A discharge in bankruptcy shall not relieve a person from the penalties and disabilities provided in this section.

(f) If the balance in the Homeowners' Recovery Fund is insufficient to satisfy a duly authorized claim or portion of a claim, the board shall, when sufficient money has been deposited in the Homeowners' Recovery Fund, satisfy the unpaid claims in the order that the claims were filed.

(g) The sums received by the board, pursuant to the provisions of this section, shall be deposited into the State Treasury and held in a special fund to be known as the Homeowners' Recovery Fund, and shall be held by the board in trust for carrying out the purposes of the Homeowners' Recovery Fund. These sums may be invested by the State Treasurer in any investments which are legal under the laws of this state. Any interest or other income from investments of the Homeowners' Recovery Fund shall be deposited into the Homeowners' Recovery Fund.

(h) When, on order of the court, the board has paid from the Homeowners' Recovery Fund any sum,

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the board shall be subrogated to all the rights of the judgment creditor, and all his or her rights, title, and interest in the judgment, to the extent of the amount paid from the Homeowners' Recovery Fund, shall thereby be assigned to the board. Any amount and interest recovered by the board on the judgment shall be deposited to the Homeowners' Recovery Fund.

(i) The limitations and conditions of payment from the Homeowners' Recovery Fund as established by Act 2002-72 shall not apply in any case where, prior to May 1, 2002, a complainant has obtained a valid judgment in a court of competent jurisdiction against a licensee on the grounds set out in this chapter. (Acts 1992, No. 92-608, p. 1282, § 15; Acts 1997, No. 97-250, § 3; Acts 2002, No. 02-72; Acts 2006, No. 06-105, § 15; Acts 2018, No. 18-143, §1.)

§ 34-14A-16. Chapter not applicable to county with population of 30,000 or less.

Repealed. (Acts 1992, No. 92-608, p. 1282, § 16; Acts 2002, No. 02-72; Acts 2006, No. 06-105, § 16.)

§ 34-14A-17. Sunset provision.

The Home Builders Licensure Board shall be an enumerated board pursuant to Sections 41-20-1 through 41-20-16 and shall be reviewed at the same time as the State Board of Medical Examiners. (Acts 1992, No. 92-608, p. 1282, § 17.)

§ 34-14A-18. Property acquisition fund.

(a) The board may acquire and hold, in its own name, real property by purchase, gift, lease, lease with the option to purchase, or other lawful means, except eminent domain, which real property is used by the board to carry out its responsibilities. The board may also transfer, sell, convey, or cause to be conveyed real property and any improvements thereon, subject to the requirements of this section. In purchasing any real property, maintaining it, or making improvements thereto, the board may expend any funds contained in the property acquisition fund established by subsection (b), and any obligations created in connection with the purchase or improvement of the real property shall not create debts, obligations, or liabilities of the State of Alabama. As used in this section, real property shall include land, lots, and all things and interests, including lease hold interests, pertaining thereto, and all other things annexed or attached to the land which would pass to a vendee by conveyance of the land or lot, including mineral and gas and oil interests. All sales or leases made by the board of any real property owned or held by the board shall be subject to the requirements of Article 3, Chapter 15, Title 9. Notwithstanding the foregoing, the proceeds from the sale of real property owned by the board which are distributed pursuant to Section 9-15-83, shall be paid to the board and deposited into the property acquisition fund.

(b) The board may establish a property acquisition fund, the proceeds from which may be used by the board for the acquisition of real property. Each licensee shall, on order of the board, pay a fee not to exceed sixty dollars (\$60), no more than once a year, per license for deposit in the property acquisition fund. A licensee on inactive status shall not be required to contribute to the property acquisition fund.

(c) The funds received by the board pursuant to this section shall be deposited into the State Treasury and held in a special fund to be known as the Home Builders Property Acquisition Fund and shall be held by the board in trust for carrying out the purposes of the property acquisition fund. The funds so received may be invested by the State Treasurer in any investments which are legal under the laws of this state. Any interest or other income from investments of the property acquisition fund shall be deposited into the fund. At the end of each fiscal year, any unencumbered and unexpended balance of the amount appropriated for that fiscal year shall not revert to the State General Fund of the State Treasury under Section 41-4-93 but shall carry over to the next fiscal year. (Acts 2006, No. 06-105, § 18.)

§ 34-14A-19. Proof of liability insurance prior to construction.

Prior to the commencement of residential home building by a residential home builder, the residential home builder shall disclose in writing to the homeowner whether the residential home builder has obtained and is currently maintaining liability insurance. The written disclosure shall be signed by the residential home builder and the homeowner and attested by one witness selected by the homeowner. Failure of a residential home builder to comply with this section is a violation of this chapter and punishable by the board pursuant to Section 34-14A-8. (Acts 2018, No. 18-398, § 1)

§ 34-14A-20. Alabama Construction Trade Academy Fund.

(a)

(1) The Alabama Construction Trade Academy Fund is established in the State Treasury. The fund may receive federal, state, and private funding and grants for the expansion of construction trade education. To the extent practicable, monies in the fund shall be used to leverage other forms of funding from private sources. The board may not use monies in the fund for administrative and operational costs. Any obligation of the board provided pursuant to this section shall be contingent upon the appropriation of funding. Amounts deposited in the fund shall be budgeted and allotted in accordance with Sections 41-4-80 through 41-4-96, inclusive, and Sections 41-19-1 through 41-19-12, inclusive. Monies in the fund at the end of a fiscal year shall not revert to any source but shall remain in the fund.

(2) The board shall itemize monies deposited into the fund as provided in Section 1 by the county or municipality from which it originated.

(b) (1) The board, in cooperation with public and private sector partners, shall establish a grant program to provide funding mechanisms for tool grants, program incentives, supplies, mobile facilities, and other programs to support the development and continuation of construction trade education programs in the state.

(2) The board may award grants to programs recognized by the Alabama Home Builders Foundation as a part of the Alabama Homebuilders Foundation as a part of the Alabama Homebuilding Academy Network.

(c) The board shall administer the program and may apply for funds from federal grant programs and other applicable funding sources authorized by law.

(d) (1) The Alabama Construction Trade Advisory Council is established. The advisory council shall consist of the following members:

- a. One member appointed by and currently serving on the Home Builders Licensure Board.
- b. One member appointed by and currently serving on the State of Alabama Plumbers and Gas Fitters Examining Board.
- c. One member appointed by and currently serving on the State Board of Heating, Air Conditioning, and Refrigeration Contractors.
- d. One member appointed by and currently serving on the Alabama Board of Electrical Contractors.
- e. One appointee of the Alabama Community College System who specializes in technical trade education.

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(2) Members of the advisory council shall be appointed for a period of three years. Membership on the advisory council shall be without compensation, except for reimbursement of necessary travel expenses as is paid to state employees for attending meetings and other necessary events of the advisory council. Any expenses paid to a member of the advisory council shall be paid by the member's appointing authority.

(3) The appointing authorities shall coordinate their appointments to assure the advisory council membership is inclusive and reflects the racial, gender, geographic, urban, rural, and economic diversity of the state.

(e) In consultation with the advisory council the board shall establish program guidelines, promote the program statewide, evaluate applications for funds, distribute funds, and monitor and report the effect of the funding on the availability of construction trade education. The board may adopt rules to implement and administer this act.

(f) in consultation with the advisory council, the board shall establish monitoring and accountability mechanisms for funded projects. Not later than the fifth legislative day of each regular legislative session, the board shall file a report to the Legislature on the projects funded, the geographic distribution of projects funded, the private sector participation rates in funded projects, the administrative costs of the program, and the outcomes of the program, including the number of students and adult learners trained by each project funded through the program.

(g) In consultation with the advisory council, the board shall create eligibility guidelines and provide project funding through an application process. Projects eligible for funding include the following:

(1) Mobile demonstration units that show the various systems of a structure and how they interconnect.

(2) Tool and supply grants for public and private educational providers that provide construction trade education.

(3) Incentives for newly established construction trade education courses, with priority given to carpentry courses.

(4) Adult education initiatives that provide continued learning opportunities through mobile training facilities or distance learning opportunities with priority focus on those serving underserved areas and widely offered trainings.

(5) Any other proposal that in the opinion of the board would address the need for construction trade education in the state.

(h) An applicant for funding shall do all of the following:

(1) Demonstrate its capacity to successfully implement the proposal.

(2) Demonstrate how the proposal shall positively impact construction trade education in the state.

(3) Demonstrate private sector support through matching funding.

(4) Establish an advisory council consisting of at least three active trade representatives from the construction trade being funded.

(5) For a period of not less than five years, agree to comply with the following conditions:

a. Offer the courses funded through this section for a period of not less than five years.

b. Comply with all data collection and reporting requirements established by the board.

(i) In determining which qualified projects to fund, the board shall consider all of the following factors:

(1) The level of private sector support for the project.

The level of need in the area in which the funding is directed.

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- (2) The projected number of students that will be served.
 - (3) The degree to which the project will have a positive impact on the availability of construction trade education in the area to be served.
 - (4) The degree to which the project will leverage public and private sector funds.
- (j) The board shall not award funds to a recipient in an amount greater than the amount deposited into the fund from the county or municipalities where the participant is domiciled, as provided in Section 1 of this bill, unless the board has received authorization from the Alabama Home Builders Foundation.
- (k) The board shall distribute monies to a recipient on no less than a quarterly basis.
- (l) (1) The board may not distribute any monies from the fund to a recipient unless the board has received a proposed operating budget of the recipient. The annual operating budget shall include a breakdown of all anticipated operational costs and projected workforce programs to be provided.
- (2) If a recipient of funding provided by this section fails to provide the proposed project in accordance with the guidelines set forth by the board, any equipment, supplies, or materials acquired with the funding shall be transferred to the Alabama Home Builders Foundation for redistribution to public or private programs that provide construction trade education to high school, postsecondary, or adult learners supported by this section.(m) All proceeds from the sale of equipment, supplies, or materials acquired with monies from the fund shall be deposited into the fund.
- (n) (1) No later than June 1 annually, any recipient of funds authorized by this section shall provide to the authority a report on the programs and activities of the academy and a full copy of all annual financial statements prepared by an independent certified accountant licensed in this state, including audits that may have been performed during the previous year.
- (2) At its discretion and without cause, the authority may require a recipient of funds authorized by this section to an audit.
- (o) Funds collected pursuant to this section may not be used to developer provide continuing education required by any professional licensing board, commission, or agency within this state.
(Acts 2019, No. 19-482, § 2; Acts 2024, No. 24-443, § 2; Acts 2025, No 25-398, § 3.

§34-14A-41. Alabama Residential Building Code Division established.

- (a) (1) The Alabama Residential Building Code Division is established within the Home Builders Licensure Board. The executive director of the board may employ staff as necessary to carry out the duties of the division.
- (1) The board may coordinate with the state energy office to identify and apply for funds from federal grant programs and other applicable funding sources authorized by law.
- (b) The division shall be responsible for taking action upon any and all recommendations made by the Alabama Residential Building Code Advisory Council and ratified by the board for the furtherance of its statutory purpose. (Acts 2024, No. 24-443, § 4.)

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§34-14A-42. Board executive director authority and responsibility.

The executive director of the board may employ staff necessary to carry out the duties of the division, including a division administrator, programs support personnel, administrative support personnel, and any other personnel necessary to carry out the statutory purpose of the division for the administration and implementation of the Alabama Residential Building Code. (Acts 2024, No. 24-443, § 4.)

§34-14A-43. Division authority and responsibility.

(a) The division shall use funds distributed to the Alabama Residential Building Code Fund for the purpose of administering the Alabama Residential Building Code.

(b) Subject to availability of funds and upon request from a local jurisdiction, the division shall provide matching funds to local jurisdictions that have also applied for funds from federal grant programs and other applicable funding sources authorized by law to support local adoption and implementation of the Alabama Residential Building Code.

(c) The division shall work with the State Energy Office to ensure that all applicable federal regulations regarding the residential energy code are met. (Acts 2024, No. 24-443, § 4.)

§34-14A-44. Alabama Residential Building Code Fund established.

(a) The Alabama Residential Building Code Fund is established within the State Treasury. The fund shall be administered by the board for the administration and operation of the division.

(b) Receipts deposited into the fund shall be disbursed only by warrants of the state Comptroller drawn upon the State Treasury on itemized vouchers approved by the executive director of the board.

(c) No funds shall be withdrawn or expended except as budgeted and allotted according to Sections 41-4-80 to 41-4-96, inclusive, and 41-19-1 to 41-19-12, inclusive, and only in amounts as stipulated in the general appropriations acts or this section.

(d) At the end of each fiscal year, any unencumbered balance of up to 25 percent of the amount appropriated for that fiscal year shall not revert to the State General Fund under Section 41-4-93, but shall carry over to the next fiscal year within the Alabama Residential Building Code Fund, and any unencumbered balance over 25 percent of the amount appropriated for that fiscal year shall revert to the State General Fund. (Acts 2024, No. 24-443, § 4.)

§34-14A-80. Alabama Residential Building Code Advisory Council established, membership.

(a) The Alabama Residential Building Code Advisory Council is established.

(b) The council shall consist of the following members:

(1) The State Fire Marshal, or his or her designee.

(2) The Director of the Emergency Management Agency, or his or her designee.

(3) The Executive Director of the Home Builders Licensure Board, or his or her designee.

(e)

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- (1) One member appointed by the Home Builders Licensure Board.
 - (2) One member appointed by the State Board of Heating, Air Conditioning, and Refrigeration Contractors.
 - (3) One member appointed by the State of Alabama Plumbers and Gas Fitters Examining Board.
 - (4) One member appointed by the Governor to represent the private, investor-owned, electric utility industry.
 - (5) One member appointed by the Governor to represent the natural gas industry.
 - (6) One member appointed by the Governor to represent the property and casualty insurance industry.
 - (7) One member appointed by the Governor to represent the consumers of the state.
 - (8) One member appointed by the American Council of Engineering Companies of Alabama.
 - (9) One member appointed by the Alabama League of Municipalities.
 - (10) One member appointed by the Association of County Commissions of Alabama.
 - (11) One member appointed by the Alabama Council of the American Institute of Architects.
 - (12) One member appointed by the Home Builders Association of Alabama.
 - (13) One member appointed by the Code Officials Association of Alabama.
 - (14) One member appointed by the Alabama Rural Electric Association of Cooperatives.
- (b) Membership of the council shall be inclusive and reflect the racial, gender, geographic, urban, rural, and economic diversity of the state.
- (c) The initial appointments shall begin January 1, 2025. Appointments shall be for a term of six years. Each appointee may be reappointed for one second six-year term. Each of the appointed members of the council shall be appointed for a six-year term and may be reappointed for a second six-year term. (Acts 2024, No. 24-443, § 5.)

§34-14A-81. Alabama Residential Building Code Advisory Council officers, meetings.

- (a) The first meeting of the council shall be called by the executive director of the Home Builders Licensure Board no later than March 1, 2025. The executive director shall preside until a chair and a vice chair are selected by the council. The council shall elect from its own members a chair, a vice chair, and other officers as it may deem desirable.
- (b) The council shall hold meetings at the call of the chair of the council to propose a recommended

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Alabama Residential Building Code to the Home Builders Licensure Board. Thereafter, the council shall meet from time to time, at the call of the chair of the council or at the request of the executive director of the board, to consider updates and amendments to the code. Meeting shall be held at a time and place as designated or specified in its rules.

- (c) A majority of the members of the council shall constitute a quorum at all of its meetings, and adoption or resolution of any business shall require the concurrence of a majority of all members of the council. An agenda for the meetings in sufficient detail to indicate the terms on which final action is contemplated shall be submitted by the administrator to the chair, vice chair, and council members prior to the meeting.
- (d) All meetings of the council shall be held in accordance with the Alabama Open Meetings Act, Chapter 24A of Title 36.
- (e) The administrator of the Alabama Residential Building Code Division shall serve as ex officio secretary of the council, keep a record of the proceedings of all council meetings, and perform other duties as may be directed by the council.
- (f) The council may establish committees among its membership, as it deems necessary, to assist in the conduct of its business. (Acts 2024, No. 24-443, § 5.)

§34-14A-82. Advisory council recommendations to Board, division administration.

- (a) By October 1, 2025, the council shall submit to the Home Builders Licensure Board for adoption the proposed Alabama Residential Building Code. The board may adopt or reject the code as proposed by the council.
- (b) The proposed Alabama Residential Building Code, and any subsequent amendment to the code, shall be based upon a published edition of the Alabama Energy and Residential Code as adopted and amended from the International Residential Code (IRC) and the International Energy Conservation Code (IECC). Subsequent recommendations for adoptions or amendments to the Alabama Residential Building Code shall be based upon published editions of the IRC and IECC. In addition, the council shall take into consideration provisions for sealed roof decks and related roof construction standards contained in either the coastal Construction Code Supplement or the Inland Construction Code Supplement as well as standards related to energy efficiency pertaining to residential construction.
- (c) The council shall make recommendations with respect to all matters pertaining to the implementation of the Alabama Residential Building Code.
- (d) When adopted by the board, recommendations of the council shall be administered by the division. (Acts 2024, No. 24-443, § 5.)

§34-14A-83. Advisory council authority, responsibility.

At the direction of the board, the council may perform any of the following:

- (1) Propose to the board for consideration of adoption of an Alabama Residential Building Code and Alabama Residential Energy Code or amendments to the codes.
- (2) Evaluate, assess, advise, and counsel the division on the Alabama Residential building Code and Alabama Residential Energy Code and the impact of the codes upon the economy and the environment.

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- (3) Solicit and enlist the cooperation of all appropriate private-sector and community-based organizations to implement this article.
- (4) Make continuing studies, evaluations, and surveys, upon the request of the board, of the needs and impacts of the Alabama Residential Building Code and Alabama Residential Energy Code.
- (5) Adopt rules for the conduct of the council meetings, procedures, and execution of the purpose, functions, powers, and duties delegated to it by this section.
- (6) Conduct a program of public information in order to inform the units of local government, residential home builders, and the residents of the state on the importance of the residential building and energy codes.
- (7) The council shall work with the state energy office to review applicable federal regulations regarding the residential energy codes and any amendments thereto, and upon notification of any applicable federal regulations or law, consider and review the most recent published version of the Alabama Residential Building Code and Alabama Residential Energy Code. (Acts 2024, No. 24-443, § 5.)