

ORDINANCE NO. 3868

AN ORDINANCE AMENDING CHAPTER 10, BUSINESSES, ARTICLE IV, CONTRACTORS, OF THE CITY OF GRAND JUNCTION CODE OF ORDINANCES, SPECIFICALLY SECTION 10-87, DUTIES OF BUILDING OFFICIAL; REQUIREMENTS FOR ISSUANCE OF LICENSE.

RECITALS:

The current Section 10-87 (b)(3) of the Code of Ordinances includes the requirement that Contractors licensed by the City “maintain public liability insurance with minimum limits of not less than \$15,000 for one person and \$30,000 for any one accident and property damage insurance with a minimum limit of less than \$10,000, and a license and permit bond in an amount as required by the Building Official consistent with and pursuant to the type and category of license held (or applied for) by every Contractor.”

It has been determined that:

- 1) the time and effort spent on reviewing, approving and maintaining insurance certificates by the City and County may not be cost effective given the large volume of licenses, and
- 2) the insurance requirements significantly add to the cost of a home being developed and sold, and
- 3) the required amount of insurance is insufficient to provide meaningful relief to an aggrieved homeowner, and
- 4) an aggrieved homeowner may seek relief from defective work and materials under the Colorado Construction Defect Reform Act.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That Section 10-87 (b)(3) of the Code of Ordinances be amended to read as follows:

Sec. 10-87. Duties of building official; requirements for issuance of license.

(b) Prior to issuing a contractor's license, the building official shall see that the following conditions are met:

- (3) Every Contractor shall be required to maintain at all times, Colorado employee's liability (or worker's compensation insurance). If there are no employees, a waiver of Worker's Compensation, in a form as required by the Building Official, shall be permitted.

Automobile insurance, in any form, shall neither be offered in satisfaction nor found to satisfy these requirements.

Introduced on first reading this 1st day of February, 2006.

PASSED and ADOPTED on 15th day of February, 2006.

/s/: Bruce Hill
Mayor

ATTEST:
/s/: Stephanie Tuin
City Clerk