

CALIFORNIA LICENSED CONTRACTOR NEWSLETTER

Quarterly Newsletter from the Contractors State License Board



A Message from New CSLB Chair, Miguel Galarza

Dear Contractors and Industry Stakeholders,



It is an incredible honor to serve as Chair of the Contractors State License Board. My story began more than 40 years ago as a union carpenter, where I learned the value of craftsmanship, safety, and perseverance. Thirty years ago, I earned my B – General Building

license; a moment that changed the course of my life and allowed me to build a career and a business that provided stability and opportunity for my family.

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California Licensed Contractor Newsletter

is an official publication of the
Contractors State License Board.



STATE OF CALIFORNIA

Gavin Newsom
Governor

Tomiquia Moss, Secretary
*Business, Consumer Services and
Housing Agency*

Kimberly Kirchmeyer, Director
Department of Consumer Affairs

David R. Fogt, Registrar
Contractors State License Board



MEMBERS OF THE BOARD

Miguel Galarza, Chair
"B" Contractor Member

Alan Guy, Vice Chair
"B" Contractor Member

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Amanda Gallo, Public Member

Jacob Lopez, Building Official Member

Diana Love, Senior Citizen
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Member

Henry Nutt III, "C" Specialty
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Josef Preciado, Public Member

James Ruane, "C" Specialty
Contractor Member

Thomas J. Ruiz, Public Member

Mary Teichert, "A" General Engineering
Contractor Member

Board Chair Message (CONTINUED FROM PAGE 1)

From those beginnings as a kid from San Francisco's Mission District, I never imagined I would one day be entrusted with leading the very organization that licensed me. While I am not the first Hispanic to serve on this Board, I am humbled to be the first Hispanic contractor to chair it. This milestone is not just personal; it is a testament to the power of opportunity, mentorship, and what's possible when doors are opened for working people.

My vision as Chair is to build on the strides made by those who came before me, ensuring this Board remains a beacon for tradespeople who see their career as more than a 40-hour-a-week job. I want to build a foundation for those who see contracting as a pathway to independence and an opportunity to make a difference in their communities. With strong efforts to broaden pathways for licensure, our Board will continue to encourage those working in the underground economy to step into the light, get their license, and earn recognition as respected professionals who provide safe, quality construction.

At the same time, we must continue to protect and educate California's consumers ensuring that whether it is a homeowner, a small business, or a public agency, all can rely on licensed contractors they can trust.

I look forward to working with my fellow Board members, staff, and industry partners to advance this mission. Together, we will strengthen our profession, uplift our communities, and inspire the next generation of licensed contractors.

Sincerely,

Miguel Galarza

Board Chair, Contractors State License Board



Don't Start a Project Without CSLB's Sample Contract

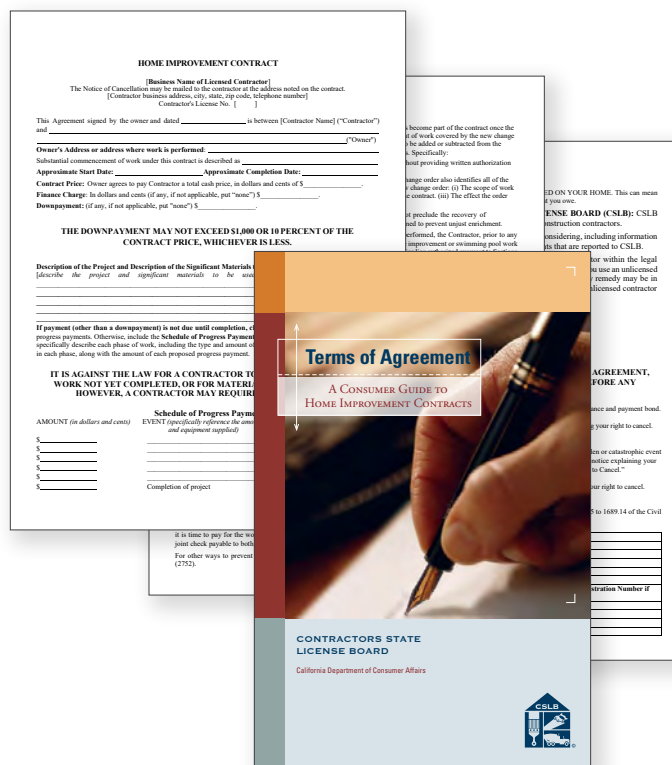
Whether you're a homeowner getting ready to renovate or a licensed contractor preparing a bid, having a clear and legally compliant contract is essential. California state law requires a written contract for all home improvement projects valued at \$500 or more.

To help consumers and contractors meet this requirement, CSLB offers a free, downloadable [Sample Home Improvement Contract](#). This sample makes it easy to document important project details and get everyone on the same page before work begins.

THE SAMPLE CONTRACT INCLUDES ALL KEY ELEMENTS REQUIRED BY LAW, SUCH AS:

- A detailed description of the work to be performed
- The total project cost and a clear payment schedule that complies with payment restrictions
- Start and completion dates
- Terms for change orders, warranties, and notices
- Information about cancellation rights and other protections

Contractors can use the sample as a foundation for their own contracts, and homeowners can reference it to better understand what a proper agreement looks like.



To download the Sample Home Improvement Contract, visit CSLB's website under Guides and Publications, under Contractors, and click the link to the Sample Contract under the Contracting for Success entry. For more information about contract requirements, check out CSLB's "[What Is a Contract](#)" page and the [Terms of Agreement](#) publication.

NOTE: This sample contract language is provided for informational purposes only and is not a substitute for professional legal advice. It is provided without warranties or representations about the accuracy, reliability, or suitability for any specific project or purpose. Any use of the sample contract is completely voluntary, at your own risk, and with a disclaimer of all liability for any damages arising from its use.



Here's how you can prevent Valley fever exposure among employees.

California law mandates Valley fever training

People who work outdoors in California's Central Valley, Central Coast, and other locations—especially workers who dig or disturb soil—are at risk for Valley fever, an illness that can cause disability or even death.

[California Labor Code, Section 6709](#) (2020) requires construction employers who work in counties with high rates of Valley fever to train their employees by May 1 of each year on lowering the risk of Valley fever. Employees need to be trained before they begin outdoor work where they may be exposed to airborne dust.

The California Department of Public Health, Occupational Health Branch's recently updated resource, [VALLEY FEVER: Tailgate Training Guide for California Construction Workers](#) (also in [Spanish](#)), is an interactive, easy-to-use guide that supervisors, trainers, and health and safety staff can use to train employees. The guide covers eight training topics required by the 2020 law and provides updated rates of new cases of Valley fever by county.

For 2025, training is required for work in Fresno, Kern, Kings, Madera, Merced, Monterey, San Joaquin, San Luis Obispo, Santa Barbara, Stanislaus, Tulare, and Ventura counties. Other counties may be added in the future depending on their rates of Valley fever illness as determined by the [CDPH Infectious Diseases Branch](#).

Visit the [Occupational Health Branch](#) work-related Valley fever webpage for updates on required training and other Valley fever resources.



WHEN DIGGING IN DIRT OR STIRRING UP DUST IN AREAS WHERE VALLEY FEVER IS COMMON, FOLLOW THESE TIPS:



Wet down soil before digging or disturbing it. Use enough water to keep dust down.



Stay upwind of digging and dumping soil, drilling, or blasting.



In vehicles, **keep windows closed** and use air conditioning on recirculate.



Change into clean clothes and shoes before leaving a dusty jobsite. Keep dusty clothes and shoes in a plastic bag.

More information available online:
Know the symptoms. Protect yourself.

COULDBEVALLEYFEVER.ORG





CSLB Revokes Contractor's License Following Investigation

A CSLB investigation led to the revocation of a San Diego-area contractor's license following a consumer complaint and a pattern of similar misconduct in another state.

In January 2024, a La Mesa homeowner hired Elite Paving to repave a driveway for \$3,500. The company completed only about one-third of the job before demanding more money to finish the project. When the homeowner refused, the contractor abandoned the job, despite already being paid in full. The homeowner later paid another contractor \$4,344 to complete the work.

CSLB's San Diego Investigative Center led the investigation and

discovered that the licensee had a prior disciplinary history in Rhode Island, including license suspension and revocation for similar deceptive practices. That history was not disclosed on the contractor's California license application as required by state law.

The investigation resulted in a stipulated settlement, and the license was revoked effective August 7, 2025, for violations of abandonment of project, departure from accepted trade

standards, misrepresentation, and home improvement contract requirements.

The case was featured in NBC San Diego's consumer series [**NBC 7 Responds**](#), which received multiple inquiries about the company over the past two years. The segment helped bring further attention to the importance of verifying contractor credentials and reporting unprofessional or illegal activity.

New Rule Strengthens Public Works Oversight

Effective January 2025, a new law requires awarding authorities (state, cities, counties, and school districts) determine the license classification necessary to bid and perform construction projects in compliance with CSLB license classifications.

Prior to January, the law allowed awarding authorities to determine the classification but did not clarify the selection must comply with established license classifications. The law, which amended [**Business and Professions Code section 7059**](#), now states:

"In public works contracts, as defined in Section 1101 of the Public Contract Code, the awarding authority

shall determine the license classification necessary to bid and perform the project, in accordance with the classifications prescribed by this article and as set forth in Division 8 of Title 16 of the California Code of Regulations."

The law also clarifies that CSLB can take disciplinary action if a contractor is awarded work not authorized under their classification(s).

Contractors and agencies can visit [cslb.ca.gov](https://www.cslb.ca.gov) to verify license status and classification details. The [**Description of Classifications**](#) publication provides details about each license classification.



New \$20 Million Investment Supports Building Trades Apprenticeships



The California Department of Industrial Relations (DIR) and its Division of Apprenticeship Standards (DAS) recently announced \$20 million in new California Apprenticeship Council (CAC) Training Funds to support apprenticeship training in the building trades.

This new funding will roll out in September and represents a nearly sevenfold increase in apprenticeship training support compared to previous years.

WHAT THE FUNDING SUPPORTS

The training funds will help apprenticeship programs:

- Enhance hands-on training and instruction.
- Invest in essential tools and equipment.
- Improve curriculum and instructor development.
- Increase outreach and recruitment efforts.

Programs that have trained and supported apprentices in public works building trades in the past will be eligible to apply for reimbursement of training-related costs.

WHY THIS MATTERS FOR LICENSEES

The state's investment in workforce development supports California's long-term infrastructure goals

(CONTINUED ON PAGE 7)



Building Trades Apprenticeships (CONTINUED FROM PAGE 6)

while growing a highly skilled, licensed workforce. For contractors, this funding could help strengthen future labor pools and address growing demand across the construction industry.

The funding is part of Governor Gavin Newsom's Master Plan for Career Education, which promotes career pathways outside of traditional four-year degrees. Apprenticeship programs offer debt-free training that leads to stable jobs and family-supporting wages, helping to build a strong, sustainable pipeline of qualified tradespeople.

WHAT'S NEXT?

- Applications will open in September 2025.
- More details will be available through DIR and DAS.
- Contractors involved in apprenticeship programs are encouraged to stay informed and participate where eligible.

To learn more about DAS and California's efforts to expand apprenticeship opportunities, visit:

www.dir.ca.gov/das



THINKING OF ADVERTISING ON SOCIAL MEDIA?

Here's what California contractors need to know before posting 🙌



INCLUDE YOUR CSLB LICENSE NUMBER

- On posts, videos, bios, stories, and digital flyers
- It's the law and builds trust!



UNLICENSED? YOU CAN'T ADVERTISE FOR JOBS OVER \$1,000

- You must clearly state that you are NOT LICENSED

AVOID MISLEADING ADS



- Be honest about what services you offer
- Don't advertise work outside your license classification

PRO TIPS FOR POSTING



- ✓ Add your license number and business name to your profile and captions
- ✓ Use real project photos and videos



HOT TOPICS

Tips for Building a Residential Accessory Dwelling Unit (ADU) – A Guide for Contractors

Accessory dwelling units (ADUs) are in high demand across California, and as a licensed contractor, you're likely to see more clients asking for garage conversions, backyard cottages, or in-law units. CSLB's new Fast Facts guide, "**Tips for Building a Residential ADU**," offers a quick refresher on the requirements every contractor needs to follow when working on these types of home improvement projects.

WHAT CONTRACTORS SHOULD KNOW:

- **Residential ADUs fall under home improvement rules.** That means you must use a written Home Improvement Contract that includes all required terms—no exceptions.
- **Down payment limits apply.** You can only collect up to \$1,000 or 10% of the total project cost—whichever is less—before work begins.
- **Progress payments must reflect actual work.** You cannot collect payment in advance for work that hasn't been completed or for materials that haven't been delivered.
- **Include key project details.** Contracts must list the scope of work, schedule, brand and model of materials, and how change orders will be handled.
- **Always confirm permits.** Make sure proper building permits are issued and available on site before starting construction.

WHO CAN BUILD AN ADU?

- B – General Building Contractors can build or install ADUs. They are licensed to manage projects that involve two or more unrelated trades and can subcontract specialty work as needed.

Note: C-47 General Manufactured Housing Contractors can install an ADU if it is a manufactured home constructed off site and transported to the installation location.



**CSLB HOT TOPICS****Tips for Building Residential ADUs** (CONTINUED FROM PAGE 8)

- Other C-Specialty Contractors (such as electricians, plumbers, roofers) cannot generally manage a full ADU build or installation but can be subcontracted by the builder or installer to perform specific trades on the ADU.

Staying compliant with these requirements protects both your business and your clients.

Download the full guide:



[Fast Facts: Tips for Building a Residential Accessory Dwelling Unit \(ADU\)](#)

Put It in Writing: Protect Yourself with Written Change Orders and Proper Progress Payments

When it comes to home improvement projects in California, clear communication and proper documentation are not just best practices—they are the law. For any home improvement project valued at more than \$500, a written contract is required.

One of the most common sources of disputes between homeowners and contractors is a lack of written documentation for changes made after the contract is signed. Any modification to the original agreement, whether it is adding new work, changing materials, or adjusting the timeline, must always be documented in a written change order signed by



both parties. A written change order protects everyone by clearly spelling out the new scope of work, cost, and completion date.

Progress payments are another area where contractors need to follow the rules. California law prohibits asking for payment for work that has not been completed or materials that have not been delivered. Progress payments

must reflect the actual value of work performed or materials provided to date, and the payment schedule should be clearly stated in the contract.

By keeping change orders in writing and ensuring payments align with completed work, both contractors and consumers can avoid misunderstandings, stay compliant with the law, and maintain a positive working relationship.

**CSLB HOT TOPICS**

Fast Facts: Rebuilding After a Disaster

Following the fires in Los Angeles County earlier this year, CSLB's updated Fast Facts Rebuilding After a Disaster guide is helpful for homeowners rebuilding and contractors working in declared disaster areas, where compliance with home improvement law is especially important.

WHAT CONTRACTORS NEED TO KNOW:

- Senate Bill 1189 clarified that rebuilding and reconstruction in a declared disaster area falls under home improvement law.
- You must provide a written Home Improvement Contract, even when the work is urgent or involves partial rebuilding.
- Down payments are limited to \$1,000 or 10%, whichever is less—no exceptions.
- Progress payments must not exceed actual progress or material delivery.
- Consumers have seven business days to cancel their contract in declared disaster areas.

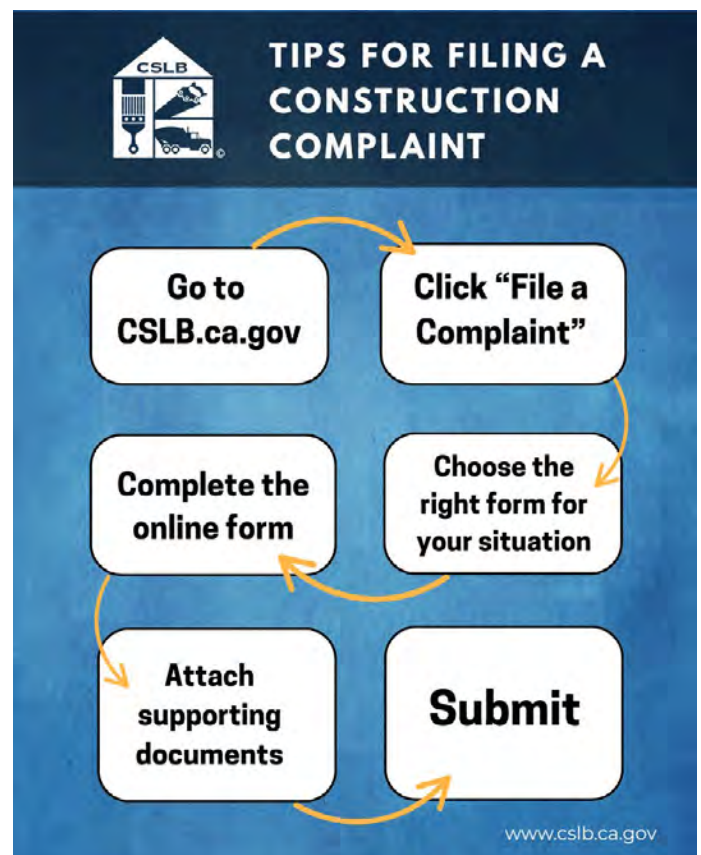
CONTRACTS MUST INCLUDE:

- Start and completion dates
- Payment schedule
- Itemized list of materials
- Subcontractor and supplier names
- Signed change order process

Download the full guide:



[Fast Facts: Rebuilding After a Disaster](#)





A LOOK AHEAD

UPCOMING OUTREACH EVENTS

Sept 9, 2025 | 11:00 a.m.

Senior Scam StopperSM

Hacienda Valley Mobile Estates
Morgan Hill, CA

Sept 10, 2025 | 5:30 p.m.

Senior Scam StopperSM

Sen. Angelique Ashby
Sacramento, CA

Sept 16, 2025 | 9:00 a.m.

Senior Scam StopperSM

Sen. Melissa Hurtado
Lemoore Senior Citizens Center
Lemoore, CA

Sept 17, 2025 | 12:00 p.m.

Senior Scam StopperSM

Sen. Melissa Hurtado
Lamont Senior Center
Lamont, CA

Sept 18, 2025 | 9:00 a.m.

Senior Scam StopperSM

Sen. Melissa Hurtado
Farmersville Senior Center
Farmersville, CA

Sept 25, 2025 | 12:00 p.m.

Senior Scam StopperSM

Asm. Dr. Darshana Patel
San Diego, CA

Sept 30, 2025 | 1:00 p.m.

Senior Scam StopperSM

Frontporch
St. John's Manor
Costa Mesa, CA

*For more information on upcoming outreach events,
please email outreach@cslb.ca.gov.*

UPCOMING MEETINGS AND WORKSHOPS

BOARD & COMMITTEE MEETINGS

CSLB Quarterly Board Meeting

December 2025 | TBD



LICENSING WORKSHOPS (VIRTUAL)

September 5 | 10:00 a.m. – 12:00 p.m.

Get Licensed to Build Workshop

Septiembre 19 | 10:00 a.m. – 12:00 p.m.

Workshop Para Que Obtenga Licencia Para Construir

October 3 | 10:00 a.m. – 12:00 p.m.

Get Licensed to Build Workshop

Octubre 17 | 10:00 a.m. – 12:00 p.m.

Workshop Para Que Obtenga Licencia Para Construir

Workshops take place every first Friday of the month in English, and every third Friday of the month in Spanish. To register, visit cslb.ca.gov and click the banner at the top of the page.

Las talleres tienen lugar el primer viernes de cada mes en inglés y el tercer viernes de cada mes en español. Visita cslb.ca.gov y haz clic en la bandera en la parte superior de la página para registrarte.



Contractors State License Board's Leadership



MIGUEL GALARZA

Board Chair
Governor Appointee
"B" Contractor Member



ALAN GUY

Board Vice Chair
Governor Appointee
"B" Contractor Member



RODNEY M. COBOS

Board Secretary
Assembly Appointee
Public Member



JOËL BARTON

Senate Appointee
Public Member



AMANDA GALLO

Governor Appointee
Public Member



JACOB LOPEZ

Senate Appointee
Public Member



MICHAEL MARK

Governor Appointee
Labor Organization Member



DIANA LOVE

Governor Appointee
Senior Citizen Organization Member



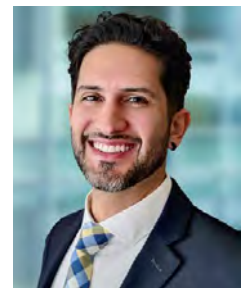
HENRY NUTT III

Governor Appointee
"C" Specialty Contractor Member



STEVEN PANELLI

Senate Appointee
Public Member



JOSEF PRECIADO

Governor Appointee
Public Member



JAMES RUANE

Governor Appointee
"C" Specialty Contractor Member



THOMAS J. RUIZ

Assembly Appointee
Public Member



MARY TEICHERT

Governor Appointee
"A" General Engineering
Contractor Member



DAVID R. FOGT

Registrar of Contractors



In Case You Missed It!

Here are the highlights from CSLB's June Quarterly Board Meeting.

On June 13, 2025, the Contractors State License Board (CSLB) held its quarterly board meeting at the Monterey Plaza Hotel in Monterey, California. Board members and senior staff discussed key updates, initiatives, and plans. Here are some of the highlights:

BOARD LEADERSHIP

The Board confirmed the 2025–26 slate of officers: Contractor Member Miguel Galarza as Chair, Contractor Member Alan Guy as Vice Chair, and Public Member Rodney Cobos as Secretary.

REGISTRAR AND COMMITTEE UPDATES

Registrar David Fogt provided an update on CSLB's response to the recent Southern California wildfires. Committee chairs and staff also shared program updates covering budget, IT, administration, enforcement, and licensing.

LEGISLATIVE UPDATES

The Board reviewed and took positions on several bills, including proposals related to home improvement contracts and a possible muralists exemption.

ENFORCEMENT PROGRAM HIGHLIGHTS

The Enforcement Division reported on continued efforts to address unlicensed contracting and fraud. Updates included recent stings and sweeps conducted with partnering agencies, dispute resolution for consumers, and ongoing improvements to case processing and investigative tools.

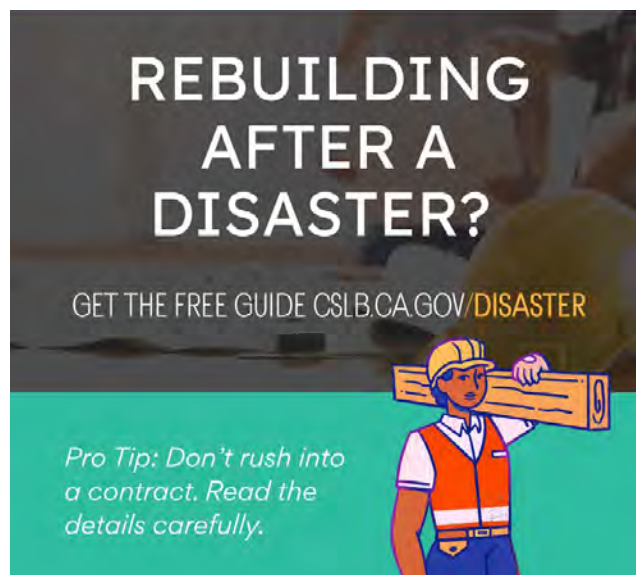
LICENSING AND EXAMINATION

Updates were provided on the Hazardous Substance Removal (HAZ) certification exam, which will be revised to reflect the authorized classifications and training for debris removal.

PUBLIC AFFAIRS AND OUTREACH

Public Affairs presented outreach efforts, including a new [accessory dwelling unit \(ADU\) video](#) featuring Board Member and Building Official Steve Panelli, updating the "Find a Licensed Contractor" feature, and ways to increase construction career access for justice-involved individuals.

For more details, you can access the meeting packet [here](#) or watch the meeting on CSLB's YouTube channel at: www.youtube.com/ContractorsBoard.





Invitation to Licensed Contractors: Help Shape the Future of Your Trade

The Contractors State License Board is calling on experienced professionals like you to help shape the future of California's construction industry.

Every five years, CSLB's Examination Development Unit (EDU) updates its licensing exams to ensure they reflect current industry standards, practices, and regulations. To do this, EDU relies on the insight and expertise of active licensed contractors, Subject Matter Experts (SMEs), who know the trade inside and out. CSLB is now looking for volunteers to participate in interviews and exam development workshops. Your voice matters, and your experience can help define the minimum qualifications for future contractors entering the field.

CSLB is currently looking for SMEs in these classifications:

- **B-2 – Residential Remodeling**
- **C-7 – Low Voltage Systems**
- **C-16 – Fire Protection**
- **C-17 – Glazing**
- **C-31 – Construction Zone Traffic Control**
- **C-33 – Painting and Decorating**
- **C-39 - Roofing**
- **C-46 – Solar**
- **C-49 – Tree and Palm**
- **C-54 – Ceramic and Mosaic Tile**
- **C-57 – Well Drilling**



WHY JOIN AS A SUBJECT MATTER EXPERT?

- **Give back to your trade.** Play a direct role in maintaining the integrity and professionalism of your industry.
- **Network with fellow contractors.** Collaborate with other skilled professionals from across California.
- **Take a trip to Sacramento.** Approved travel expenses and per diem are fully reimbursed.
- **Get paid for your time.** SMEs receive **\$300 per 8-hour day** for participating in workshops. It's a meaningful way to contribute—and get compensated for your expertise.

Whether you've been in the trade for decades or just a few years, your perspective is valuable. If you're interested in being interviewed about your work or joining an upcoming workshop, please complete the participation form [here](#).



CSLB License Revocations

For a full list of the CSLB's revoked licensees from 2025 and prior years, please visit cslb.ca.gov/RevokedLicenses

CONTRACTORS STATE LICENSE BOARD LICENSES REVOKED FROM 07/01/2025 TO 07/31/2025		
BUSINESS NAME	LICENSE NUMBER	REVOKED
A C CONCRETE	772234	07/25/2025
ALL-WAYS HOME SERVICES	497049	07/03/2025
ARBORCRETE LLC	1078388	07/03/2025
BARACKE DBA INFINITY CONSTRUCTION	1081249	07/25/2025
COPE BUILDING CONSTRUCTION	1025737	07/15/2025
CRISP SERVICES HEATING AND AIR CONDITIONING	1019594	07/15/2025
D P CONSTRUCTION	719614	07/07/2025
DREAM POOLS AND OUTDOOR LIVING	761879	07/07/2025
GIO ROOFING INC	1023239	07/30/2025
HABITAT RENOVATIONS INC	1109265	07/25/2025
HAMILTON MITCHELL J	HIS 130471 SP	07/07/2025
HERNANDEZ GEORGE TILE SERVICE	705331	07/15/2025
IAAM CONSTRUCTION INC	1004549	07/03/2025
IGREEN REMODELING INC	1047582	07/25/2025
INNER CITY SKYLINE INC	567188	07/31/2025
JUO CORPORATION DBA MADRIGAL DEVELOPMENT GENERAL CONTRACTOR	1088828	07/25/2025
KAYMAN CONSTRUCTION	1065724	07/18/2025
KELCON GENERAL BUILDING CONTRACTOR	948531	07/15/2025
LA LOMA DEVELOPMENT COMPANY	883785	07/15/2025
MR ROCKET ROOTER	1022417	07/09/2025
NOVEL REMODELING INC	908461	07/31/2025
ONE STOP CONSTRUCTION	791812	07/09/2025
PACIFIC COAST OUTDOOR LIVING LANDSCAPE	763951	07/03/2025
PRECISION PLUMBING & DRAIN	1083164	07/25/2025
PRIORITY GENERAL CONTRACTING INC	1019683	07/15/2025
PRISTINE GENERAL CONTRACTING CORP	1072946	07/30/2025
QUALITY BUILT CONSTRUCTION	1085257	07/15/2025
SAGE'S STONE & TILE	979287	07/22/2025
SAN DIEGO NATIVE LANDSCAPES INC	1033507	07/07/2025
SOCAL ROCK GRADING	1013359	07/22/2025
SUPERIOR CONCRETE SURFACES	907573	07/07/2025
T & J INVESTMENT INC	1017828	07/07/2025



Contact CSLB

HEADQUARTERS OFFICE CONTACT INFORMATION

Location:

9821 Business Park Drive
Sacramento, CA 95827

Mailing Address:

P.O. Box 26000
Sacramento, CA 95826

24-Hour Licensing and Consumer Information:

(800) 321-CSLB (2752)

Public inquiries:

cslbinfo@cslb.ca.gov

Licensing inquiries:

licensing@cslb.ca.gov

CSLB Public Affairs Office

Report Unlicensed Activity:

Statewide Investigative Fraud Team

Hours of Operation:

Monday through Friday
8:00 a.m. to 5:00 p.m. Pacific Time
(closed holidays)

Additional Contact Information

ADDITIONAL REMINDERS

- [Industry Expert Program](#)
- [Report Unlicensed Activity](#)
- [Revoked Licenses List](#)



REPORT UNLICENSED ACTIVITY

	NORTHERN SWIFT (916) 255-2924 swiftnorth@cslb.ca.gov
	CENTRAL SWIFT (559) 490-0580 swiftcentral@cslb.ca.gov
	SOUTHERN SWIFT (562) 345-7600 swiftsouth@cslb.ca.gov