

CALIFORNIA LICENSED CONTRACTOR NEWSLETTER

Quarterly Newsletter from the Contractors State License Board



How Contractors Can Prevent Complaints

Most of California's licensed contractors demonstrate professionalism, integrity, and a strong commitment to quality work and customer service. These values build consumer confidence and reflect positively on California's construction industry.

Recently, CSLB has seen an increase in consumer complaints related to unsatisfactory contractor experiences, particularly in home improvement, residential remodeling, solar, and accessory dwelling unit construction. Many complaints arise because contract payment terms are unclear or unlawful, the scope of work is not clearly defined, or work is not performed in a timely manner.

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California Licensed Contractor Newsletter

is an official publication of the Contractors State License Board.



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JOBSITE RECYCLING TIPS



SORT RECYCLABLE MATERIALS



CHIP WOOD AND BRANCHES



MAINTAIN A CLEAN JOBSITE



DISPOSE OF OIL AND FLUIDS PROPERLY



HAUL AWAY GREEN WASTE



FOLLOW ALL REGULATIONS



A Message from CSLB Board Chair, Miguel Galarza



Dear Contractors and Industry Stakeholders,

It has been more than a year now since the Palisades and Eaton fires destroyed thousands of homes in Los Angeles County. The

Contractors State License Board remains committed to assisting in the recovery and the work of its licensees to rebuild and repair homes.

Along with Los Angeles County officials, CSLB participated in a “Hiring a Contractor” workshop in Altadena in February where survivors were provided details about how to find contractors, payment rules and restrictions, and contract requirements. CSLB is continuing to work with local officials to provide resources to ensure consumers are protected during the rebuild.

Contractors are also reminded to comply with state labor and safety laws when rebuilding. This includes wage requirements, workers’ compensation insurance coverage, and worksite safety rules. Even if a contractor hires subcontractors or uses labor providers to supply workers, the primary contractor is still responsible for making sure that labor and safety laws are followed.

CSLB is continuing to monitor the fire areas to ensure those working in the fire areas are compliant. In 2025, the Statewide Investigative Fraud Team conducted 52 sweeps in the Palisades and Eaton fire areas to deter unlicensed activity and ensure contractors working in the areas were properly licensed, had workers’ compensation coverage, and following local permit requirements.

When contractors do not follow the rules, it can lead to complaints. As seen in this issue, CSLB is noticing an increase in consumer-filed complaints. We recognize that most contractors uphold the standards of the industry and provide good customer service. Contractors should respond promptly, report misconduct in the industry, and promote fair practices.

Together, we can ensure that California’s contracting industry remains strong, reputable, and consumer focused. Thank you for doing your part to uphold these values.

Sincerely,

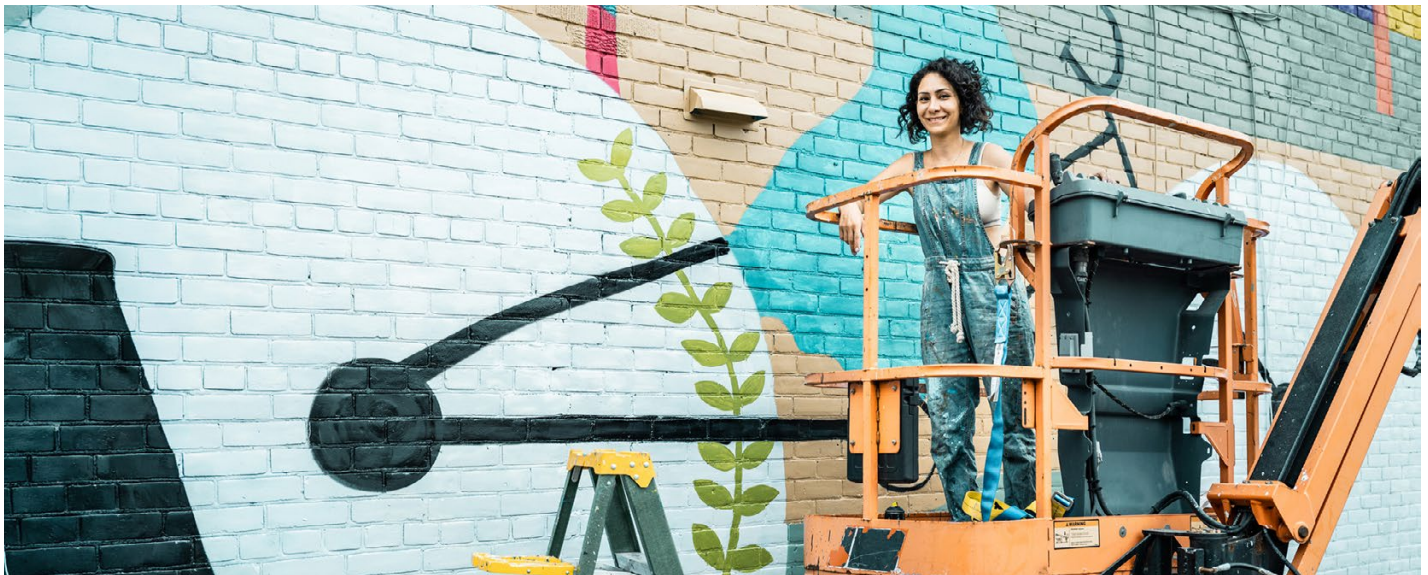
Miguel Galarza
Board Chair, Contractors State License Board

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

HOT TOPICS

New License Exemption for Muralists Takes Effect



A new law, effective January 1, 2026, creates a contractor license exemption for muralists. **Senate Bill 456** (Ashby) exempts artists who draw, paint, apply, execute, restore, or conserve murals from contractor licensing requirements.

Under the law, a mural is defined as a “unique work of fine art” painted or drawn by hand directly onto interior or exterior walls, ceilings, fixtures, or other appurtenances of a building or structure.

Certain construction-related work associated with murals still requires a contractor license. This includes

patching, plastering, lathing, or repairing a wall for application of a mural, as well as erecting scaffolding that is affixed to a structure.

Activities considered part of the mural work itself may include applying primer or base paint to a surface that will include a mural and conserving or restoring a mural, such as applying sealants or protective coatings.

To qualify for the exemption, the mural must be protected by copyright, trademark, label, or patent, and the artist must have an agreement with a person authorized to approve the work.

The law does not apply to painted wall signs, which still require a contractor’s license.

Questions about the muralist exemption can be directed to classifications@cslb.ca.gov.



CSLB HOT TOPICS

CONTRACTORS FUND FUTURES

When your license is up for renewal, or if you're a new applicant, choose to contribute to the Construction Management Education Account (CMEA)

+ (800) 321-CSLB cslb.ca.gov

LICENSED CONTRACTORS WANTED

Repairs
Maintenance
Rebuilding

CSLB

New 'Know Your Rights' Annual Notice Requirement for Employers

The California Department of Industrial Relations (DIR) is reminding employers, including contractor businesses of all sizes, of new requirements under the Workplace Know Your Rights Act, which took effect January 1.

Now, employers must provide an annual written notice to all workers explaining their rights under California labor law. The **Know Your Rights notice** can be found on [DIR's website under Workplace Postings](#) in multiple languages.

This requirement applies to all employers, including licensed contractors who employ workers on jobsites, in offices, or in any other work setting. Contractors must provide the notice in the language usually used to communicate employment-related information.

California Workplace - Know Your Rights

As a worker in California, you are entitled to know and exercise your workplace and constitutional rights. Labor laws, including but not limited to standards for wages, hours, and health and safety, apply to all workers in the state regardless of immigration status.

It is against the law for your employer to retaliate against you for exercising your rights, including:

- Filing a complaint with the Labor Commissioner, Cal/DIRN, the Civil Rights Department, or another government agency
- Asking about your employer's compliance with federal, state, or local law.
- Talking with others about their rights or helping them exercise their rights under federal, state, or local law.

Examples of illegal retaliation include firing you, reducing your work hours, or threatening to report you or a relative to immigration authorities because you exercised your rights.

Workplace Protections Related to Immigration Status

Your right to Notice of Immigration Inspections (Labor Code § 90.2)

If your employer receives notice of an upcoming immigration agency's inspection of a 9 Employment Eligibility Verification forms or other employment records, your employer must post a notice informing workers and their union representative, if applicable, within 72 hours of receiving that notice.

**CSLB HOT TOPICS**

Call 811 Before You Dig to Prevent Dangerous Utility Strikes



Before beginning an excavation, contractors are required by [California Government Code section 4216](#) to contact **811** (Underground Service Alert of Northern California or DigAlert for Southern California) at least two working days in advance but not more than 14 calendar days in advance. This ensures all underground utilities are located and marked before soil is disturbed, helping prevent potentially severe accidents.

Underground Service Alert and DigAlert coordinate with utility operators, who will visit the site and mark the location of underground gas, electric, water, sewer, and communication lines. These markings allow contractors to work safely, follow required tolerance zones, and avoid striking hazardous infrastructure.

Why Contacting **811** is Critical

Failing to contact Underground Service Alert or DigAlert before digging exposes workers, property, and the public to serious risks, including:

- Striking underground natural gas lines, causing fire or explosion
- Damaging buried electric conduits, risking electric shock or arc flash
- Breaking communication or fiber lines, causing outages or emergency response disruptions
- Hitting water or sewer lines, leading to flooding, contamination, or ground instability
- Causing costly repairs, project delays, and potential legal penalties



Call 811 Before You Dig

(CONTINUED FROM PAGE 6)

DigAlert covers the following counties in Southern California:

- **Imperial**
- **Inyo**
- **Los Angeles**
- **Orange**
- **Riverside**
- **San Bernardino**
- **San Diego**
- **Santa Barbara**
- **Ventura**

Underground Service Alert covers the remaining California counties, along with the entire state of Nevada.

ADDITIONAL GUIDANCE FOR CONTRACTORS

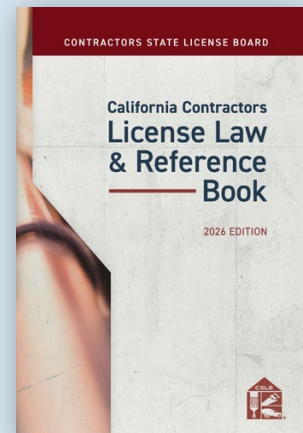
For more detailed information on excavation requirements, utility notifications, and California law, contractors can refer to the **California Contractors State License Law & Reference Book, Chapter 4: “Regional Notification Centers: Underground Service Alert” (page 61)**. This chapter provides an overview of legal obligations and best practices related to safe excavation.

2026 Law & Reference Book Now Available

CSLB has released the 2026 edition of the **California Contractors License Law and Reference Book**, a key resource for contractors to stay up to date with state construction laws and requirements. The new edition reflects legislative changes that went into effect January 1, 2026, and provides updated information on licensing, business practices, consumer protections, and compliance expectations for licensed contractors.

A printed copy is available for \$64.00 plus tax, shipping, and handling by ordering on [LexisNexis](#)’ website or calling (877) 394 8826. Contractors can also view or download the full Law Book for free on the CSLB website.

CSLB encourages all licensees to review the updated edition to stay informed and ensure their business practices align with California law.





A LOOK AHEAD

UPCOMING OUTREACH EVENTS

April 18, 2026

Senior Scam StopperSM
Asm. Juan Carrillo
Palmdale

April 24, 2026

Senior Scam StopperSM
Asm. Liz Ortega
Dublin

June 13, 2026

Senior Scam StopperSM
Asm. Liz Ortega
San Leandro

June 23, 2026

Senior Scam StopperSM
Napa County DA's Office
Napa

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

UPCOMING MEETINGS AND WORKSHOPS

LICENSING WORKSHOPS (VIRTUAL)

Abril 17 | 10:00 a.m. – 12:00 p.m.

Workshop Para Que Obtenga Licencia Para Construir

May 1 | 10:00 a.m. – 12:00 p.m.

Get Licensed to Build Workshop

Mayo 15 | 10:00 a.m. – 12:00 p.m.

Workshop Para Que Obtenga Licencia Para Construir

June 5 | 10:00 a.m. – 12:00 p.m.

Get Licensed to Build Workshop

Junio 19 | 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.





How Contractors Can Prevent Complaints (CONTINUED FROM PAGE 1)

Often, these complaints are not about the quality of the construction work itself, but rather result from poor communication, unclear contracts, project delays, or disputes over payment schedules. These misunderstandings can quickly escalate into formal complaints when expectations are not managed or concerns are not addressed promptly.

In some cases, CSLB investigations have uncovered serious misconduct by unscrupulous contractors. Practices such as front loading payment schedules, collecting large deposits without completing work, abandoning projects, or engaging in financial fraud can cause significant financial harm to homeowners and undermine public trust in the profession.

While these cases involve only a small number of licensed contractors, their impact affects the reputation of the entire industry. Clear communication, transparency, and professionalism can prevent many complaints before they arise.

REMINDER ON PAYMENT RESTRICTIONS

Contractors installing residential solar, constructing accessory dwelling units (ADUs), performing home improvement work, or rebuilding homes in declared disaster areas (including new home rebuilding) shall not request or receive a down payment of more than \$1,000, or 10 percent of the contract price, whichever is less. Any additional payments cannot exceed the value of the work performed or material delivered. The down payment and progress payment restrictions extend to advance payment in whole or in part from any lender or financier for home improvement goods or services.

USE CLEAR AND DETAILED CONTRACTS

Contracts should clearly outline the scope of work, timelines, payment schedules, and potential project changes. Clear agreements ensure both contractors and consumers understand expectations from start to finish.

CSLB has a [sample home improvement contract](#) on its website, under the Guides and Publications page.

HOME IMPROVEMENT CONTRACT

(Business Name of Licensed Contractor)
The Notice of Cancellation must be mailed to the contractor at the address noted on the contract.
(Contractor Business Address, city, zip code, telephone number)
Contractor's License No. []

This Agreement signed by the owner and dated _____ is between [Contractor Name] ("Contractor") and _____ ("Owner")

Owner's address or address where work is performed: _____

Substantial commencement of work under this contract is described as _____

Approximate Start Date: _____ Approximate Completion Date: _____

Contract Price: Owner agrees to pay Contractor a total cash price, in dollars and cents of \$ _____

Finance Charge: In dollar and cents (if any, if not applicable, put "none") \$ _____

Downpayment: (if any, if not applicable, put "none") \$ _____

THE DOWNPAYMENT MAY NOT EXCEED \$1,000 OR 10 PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS.

Description of the Project and Description of the Significant Materials to be Used and Equipment to be Installed
(Describe the project and significant materials to be used and equipment to be installed)

If payment (other than a downpayment) is not due until completion, check here: There will be no schedule of progress payments. Otherwise, include the Schedule of Progress Payments. The schedule of progress payments must specifically describe each phase of work, including the type and amount of work or services scheduled to be supplied in each phase, along with the amount of each proposed progress payment.

IT IS AGAINST THE LAW FOR A CONTRACTOR TO COLLECT PAYMENT FOR WORK NOT YET COMPLETED, OR FOR MATERIALS NOT YET DELIVERED. HOWEVER, A CONTRACTOR MAY REQUIRE A DOWNPAYMENT.

Schedule of Progress Payments

AMOUNT (in dollars and cents)	EVENT (specifically reference the amount of work performed and services, materials, and equipment supplied)
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	_____
\$ _____	Completion of project

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 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.

REPORT MISCONDUCT

If contractors become aware of individuals engaging in unethical or illegal practices that could expose consumers to financial harm, reporting this activity to CSLB helps protect the public and maintain the integrity of the licensed contracting community.

Professionalism, transparency, and strong customer service play an important role in preventing disputes and protecting consumers. By upholding these standards, licensed contractors help maintain a strong and trusted construction industry in California.



Contractors State License Board's Leadership

Board officer terms run from July 1 of one year through June 30 of the following year.



MIGUEL GALARZA
Board Chair
Governor Appointee
"B" General 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



DIANA LOVE
Governor Appointee
Senior Citizen Organization Member



MICHAEL MARK
Governor Appointee
Labor Organization Member



HENRY NUTT III
Governor Appointee
"C" Specialty Contractor Member



STEVEN PANELLI
Senate Appointee
Public Member



OMAR T. PASSONS
Governor 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 December Quarterly Board Meeting

On December 11, 2025, CSLB held its quarterly board meeting in South San Francisco, California. Board members and senior staff discussed key updates, initiatives, and plans. Here are some of the highlights:

REGISTRAR UPDATES

Registrar David Fogt provided updates from the Registrar's Report, including CSLB's disaster response efforts in Los Angeles County, an Enforcement audit review, findings from an analytical study to determine the extent of unlicensed contracting activity and agency resource needs, and construction lending concerns.

LEGISLATIVE UPDATES

The Board discussed legislative and regulatory matters affecting the construction industry, including the muralists exemption and proposed rulemaking changes to modernize language in the California Code of Regulations. The Board also considered a proposal requiring hazardous substance certification before contractors perform debris removal in declared disaster areas.

ENFORCEMENT PROGRAM HIGHLIGHTS

The Enforcement Division reported on ongoing efforts to address unlicensed contracting and fraud, including recent investigations and partnerships with local agencies targeting illegal activity related to disaster recovery work. Enforcement also highlighted CSLB's continued collaboration with the National Association of State Contractors Licensing Agencies (NASCLA), including participation in its multi-state enforcement efforts.



LICENSING AND TESTING ACHIEVEMENTS

The Licensing Division reported on program updates related to contractor licensing and examination services. The Board reviewed potential initiatives to support workforce development, including awarding Construction Management Education Account grants and exploring contractor licensing pathways and goals for B-2 Residential Remodeling Contractors.

PUBLIC AFFAIRS AND OUTREACH

Public Affairs shared updates on outreach initiatives, including continued growth across CSLB's social media platforms. Staff also highlighted information available to support justice-involved individuals interested in entering the construction industry, including resources being provided on CSLB's website.

Access the meeting packet [here](#) or watch the meeting on CSLB's YouTube channel at www.youtube.com/ContractorsBoard.



CSLB Welcomes New Board Member

Omar T. Passons, of San Diego, was appointed by Governor Gavin Newsom in February 2026.

Passons is the Principal Consultant at Passons Consulting. He previously served as the Deputy City Manager for Homelessness for the City of San Jose. Before that, he worked for the County

of San Diego as the Director of the Office of Homeless Solutions and Director of the Division of Integrative Services.

Earlier in his career, Passons was a construction and land use attorney and began his career evaluating public health programs at the federal level. He also serves on the Executive Advisory Board for the California Policy Lab.

Passons earned a Juris Doctor degree from George Mason University and a Master of Public

Health degree and a Bachelor of Arts degree in Philosophy from the University of Arizona.



Passons' term continues through June 1, 2028.

STING PROPERTIES NEEDED

Contractors can rent residential or commercial properties to SWIFT for sting operations, helping fight unlicensed activity and protect industry jobs.

NORTHERN SWIFT 916-490-0580 swiftnorth@cslb.ca.gov	CENTRAL SWIFT (559) 490-0580 swiftcentral@cslb.ca.gov	SOUTHERN SWIFT 562-345-7600 swiftsouth@cslb.ca.gov
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CONTRACTORS STATE LICENSE BOARD www.cslb.ca.gov

Sting Properties Needed

CSLB's Statewide Investigative Fraud Team (SWIFT) is seeking residential or commercial properties that can be temporarily used for undercover sting operations targeting unlicensed contracting activity.

These stings help protect consumers, support licensed contractors, and uphold industry standards. Participants may receive compensation for the use of their property. Sites are typically needed for one- or two-day operations and may be located anywhere in California.

To learn more, contact SWIFT:

- **Northern SWIFT:** (916) 255-2924
- **Central SWIFT:** (559) 490-0580
- **Southern SWIFT:** (562) 345-7600



CSLB License Revocations

For a full list of the CSLB's revoked licensees from 2026 and prior years, please visit cslb.ca.gov/RevokedLicenses

CONTRACTORS STATE LICENSE BOARD LICENSES REVOKED FROM 02/01/2026 TO 02/28/2026		
BUSINESS NAME	LICENSE NUMBER	REVOKED
A LAND OF DESIGN	1032369	02/13/2026
AFFORDABLE WALLS & CEILINGS GENERAL CONTRACTING	1040143	02/10/2026
ALBIZU INC	1058767	02/25/2026
ALL POLY CONCRETE	1077117	02/19/2026
ASHAMALLA SALAH HABIB	484941	02/26/2026
B D TECHNOLOGIES INC	1067154	02/26/2026
B L Y GENERAL CONTRACTOR INC DBA B L Y GENERAL CONSTRUCTION	1068583	02/05/2026
BAREKET RAVIV BEN	HIS 74436 SP	02/05/2026
BEYOND COMPARE CONSTRUCTION	1099387	02/26/2026
BLACK DOG WEST CONSTRUCTION	921218	02/10/2026
BRACKETT CHRISTIAN DAMIEN	673639	02/25/2026
BRICK CONSTRUCTION INC	1053163	02/25/2026
C V DEVELOPMENT	1097450	02/26/2026
CALI CUSTOM BUILDERS INC	1097732	02/13/2026
CANNON TREE SERVICE LLC	1095826	02/10/2026
CAPOZZOLI JOSEPH VINCENT	870238	02/05/2026
CERVANTES CHRISTIAN	HIS 124158 SP	02/26/2026
CHINN TED R	857231	02/13/2026
CHRISTOPHER JAMES	955900	02/26/2026
CLEAN INITIATIVE LLC	1038376	02/19/2026
CLEAN POINT SOLAR	1071242	02/13/2026
DISNEY OUTDOOR HAVEN LLC	1044976	02/10/2026
DOMUS CONSTRUCTION & DESIGN INC	932059	02/13/2026
DOMUS CONSTRUCTION & DESIGN INC DBA STATEWIDE	964441	02/13/2026
DSWR INC DBA STATEWIDE RESTORATION	1075755	02/13/2026
DURFEE JEREMY RICHARD SKYLER	HIS 130278 SP	02/10/2026
ECO DEVELOPMENT GROUP INC	993357	02/26/2026
ENVISION4 CONSTRUCTION SYSTEMS DBA ENVISION4 ELECTRICAL SYSTEMS	1047768	02/26/2026
FARWELL JEFFREY T	778724	02/10/2026
GARY PARKER CONSTRUCTION	381990	02/19/2026
GREEN HOME FOREVER	1034770	02/05/2026



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](#)



TALLER EN LÍNEA GRATUITO

OBTENGA SU LICENCIA PARA CONSTRUIR

🕒 10:00 AM | VIRTUALMENTE

CADA TERCER
VIERNES DEL MES

¿Preguntas sobre su aplicación?
Mande un correo electrónico:

licensing@cslb.c.agov