

Planning & Development Department

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CONTRACTOR LICENSING REQUIREMENTS

The South Carolina Contractor's Licensing Act requires general and mechanical construction to be performed by licensed contractors. Both the owner and the contractor are subject to penalties for violations of the law. In addition to state law, the City of Rock Hill's municipal ordinance requires all general, electrical, plumbing, mechanical and gas contractors to have a South Carolina state license or other certification to perform work within the City limits as outlined below.

Additionally, a City [Business License](#) is required for all contractors.

General Construction

Residential work more than \$500 up to \$5000:

One of the following State of South Carolina licenses is required:

- Residential Specialty Contractor Registration. Residential specialty contractors cannot subcontract or hire or employ others to perform work that is outside the scope of their license or registration. You can only obtain a permit for the specialty you are licensed for. Additionally, Residential Specialty Contractor Licenses are required for all mechanical trade work (electrical, plumbing HVAC).
- Residential Builders License (includes mechanical trade work, except where the builder has "RBW" shown on the license)
- General Contractors License

Residential work over \$5,000:

One of the following State of South Carolina licenses is required:

- Residential Specialty Contractor License that includes a bond with the Residential Builders Commission as the bond holder. Note: Specialty Contractors can only perform the types of work for which they are licensed. They cannot subcontract or hire or employ others to perform work that is outside the scope of their license or registration. They can only obtain a permit for the specialty they are licensed for. Additionally, Residential Specialty Contractor Licenses are required for all mechanical trade work.
- Residential Builders License
- General Contractors License

Commercial work over \$10,000:

A General or Mechanical Contractor's license is required for anyone performing commercial construction over \$10,000 in the regulated classifications listed in Title 40, Chapter 11, Section 40-11-410.

Your license class must match the type of work performed and financial group limit for the value of work performed. See [South Carolina Contractor's Licensing Board Classification Abbreviations and Group Dollar Limitations](#).

Electrical, Mechanical, and Plumbing Installation

Residential work

One of the following State of South Carolina licenses is required:

- State of South Carolina Mechanical Contractors License. Your license class must match the type of work performed and financial group limit for the value of work performed.
- State of South Carolina Residential Specialty License for the type of work to be performed.
- State of South Carolina Residential Builders License (RBB). Note: Mechanical trade work is excluded from Residential Builders License if "RBW" is shown on the license.

Commercial any amount

State of South Carolina Mechanical Contractors License. Your license class must match the type of work performed and financial group limit for the value of work performed.

Gas Installation

Natural Gas Installations

- Residential Work - One of the following is required:
 - Gas grills, stoves, or other cooking equipment:
 - State of South Carolina Mechanical Contractors License for plumbing –PB
 - State of South Carolina Residential License for HVAC
 - Gas lines for HVAC or any heating appliance (i.e., gas logs, space heaters):
 - State of South Carolina Residential License for HVAC
 - State of South Carolina Mechanical Contractors License for HVAC – PK, HT or AC
- Commercial Work
 - Gas grills, stoves, or other cooking equipment: State of South Carolina Mechanical Contractors License for plumbing – PB
 - Gas lines for HVAC or any heating appliance (i.e., gas logs or space heaters): State of South Carolina Mechanical Contractors License for HVAC – PK, HT or AC

LP (Liquefied Petroleum) Gas Installations

State of South Carolina LP Gas Installer license. The SC State Fire Marshal's Office issues licenses for LP gas installations.

For more information about state contractor licensing, visit [SC Department of Labor, Licensing and Regulation](#).