

South Carolina Residential Contractors

General Information

The Residential Builders Commission ("the Commission") licenses/registers those individuals who are qualified by experience to perform residential building, residential specialty contracting, and home inspecting on residential buildings or structures which are not over three floors in height and which do not have more than sixteen units in any single apartment building. It also issues residential business certificates of authorization to those firms qualified to practice residential building, residential specialty contracting, or home inspecting. The Commission receives and investigates complaints and follows through with appropriate actions against those who violate residential building licensing and registration laws.

Applications and Forms

Residential Specialty Contractor Applications:

[Residential Specialty Contractor Electrical License](#)

[Residential Specialty Contractor Heating and Air Conditioning](#)

[Residential Specialty Contractor Plumbing License](#)

[Residential Specialty Contractor Registration Application](#)

[Residential Home Builders License Application](#)

[Certificate of Authorization \(COA\)](#)

[Home Inspector Application and List](#)

Online Electronic Applications

Below are the links to the forms for the applicable applications. These forms will need to be downloaded, filled out and submitted via the Uploads section of the application or mailed into our office.

Residential Specialty Contractor Applications:

[Residential Specialty Contractor Electrical Online Application Forms](#)

[Residential Specialty Contractor Heating and Air Conditioning Online Application Forms](#)

[Residential Specialty Contractor Plumbing Online Application Forms](#)

[Residential Specialty Contractor Registration Online Application Forms](#)

[Residential Home Builders License Online Application Forms](#)

[Residential Home Inspector Online Application Forms](#)

After you download the applicable online electronic application forms, [click here](#) to fill out the online application.

Other Forms:

[Complaint Form](#)

[Change of Information Form](#)

[Residential Construction Standards](#) are the guidelines used in analyzing complaints.

[Surety Bond](#)

[Companies that have written bonds](#)

[Licensee List Request](#)

[SC Standards of Practice for Home Inspectors](#)

Examination Information

Individuals interested in becoming licensed or registered as a Residential Builder, Residential Specialty Contractor or Home Inspector by Examination must take a two-part examination for licensure in South Carolina.

Part One: Technical Examination

Home Builders: (110 multiple-choice questions)

Applicants must obtain a passing score of 70% on the Technical Examination.

Residential Specialty Contractors:

Electrical: Technical Examination (60 multiple-choice questions)

Applicants must obtain a passing score of 73.3% on the Technical Examination.

HVAC: Technical Examination (80 multiple-choice questions)

Applicants must obtain a passing score of 65% on the Technical Examination.

Plumbing: Technical Examination (65 multiple-choice questions)
Applicants must obtain a passing score of 67.7% on the Technical Examination.

Home Inspector: Technical Examination (100 multiple-choice questions)
Applicants must obtain a passing score of 70% on the Technical Examination.

Part Two: Business Management and Law Examination (50 multiple-choice questions)

Applicants must obtain a scale score of 68 to pass the Business Management and Law Examination.

Requirements and Exam Information

Prior to application submission, applicants must have one year of Commission-approved experience under the supervision of a licensee in the trade in which they are applying in order to be eligible to take the examination for licensure.

Individuals wishing to sit for the examination must first submit an application with the Commission for review/approval. The Commission will notify the applicant and PSI once an applicant has been approved to take the examination. The applicant will contact PSI to schedule the examination.

Any person licensed to practice residential building by any other state or country whose requirements are determined by the Commission to be commensurate with the requirements of this state, may be licensed to practice residential building in this state without taking the technical examination. Exam waiver is assessed by state requirements and examination content.

Fee Information

All examination fees are paid directly to PSI. Examinations cannot be scheduled prior to obtaining an Examination Eligibility Letter from the Commission.

PSI Exam Fees

Study Materials

PSI examination study materials may be found at:

PSI Study Materials

FAQs

- [To become licensed as a Residential Builder](#)
- [To become registered as a Residential Specialty Contractor](#)
- [To become licensed as a Residential Electrical Contractor](#)
- [To become licensed as a Residential HVAC Contractor](#)
- [To become licensed as a Residential Plumbing Contractor](#)