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LEGISLATIVE ACTION

Senate	.	House
Comm: WD	.	
02/01/2016	.	
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The Committee on Community Affairs (Hutson) recommended the following:

Senate Amendment (with title amendment)

Delete lines 348 - 388
and insert:
electric water heaters or to existing electric heating,
ventilation, and air-conditioning systems if:

(a) The employee:

1. Does not hold himself or herself or his or her employer
out to be licensed or qualified by a licensee.

2. Does not perform any acts, other than acts authorized by



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11 this exemption, which constitute contracting.

12 3. Receives compensation from and is under the supervision
13 and control of an employer who deducts the FICA and withholding
14 tax and who provides workers' compensation, as prescribed by
15 law.

16 4. Holds a current certificate for apartment maintenance
17 technicians issued by the National Apartment Association and
18 accredited by the American National Standards Institute.

19 Requirements for obtaining such certificate must include at
20 least:

21 a. One year of apartment or rental housing maintenance
22 experience.

23 b. Successful completion of at least 90 hours of courses or
24 online content that covers electrical maintenance and repair;
25 plumbing maintenance and repair; heating, ventilation, or air-
26 conditioning system maintenance and repair; appliance
27 maintenance and repair; and interior and exterior maintenance
28 and repair.

29 c. Completion of all examination requirements.

30 (b) The equipment:

31 1. Is already installed on the property owned by the
32 apartment community or managed by the apartment community
33 management company.

34 2. Is not being modified except to replace components
35 necessary to return the equipment to its original condition and
36 the partial disassembly associated with the replacement.

37 3. Is a type of equipment commonly installed in similar
38 locations.

39 4. Is repaired with new parts that are functionally



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40 identical to the parts being replaced.

41 (c) An individual repair does not involve replacement parts
42 that cost more than \$500. An individual repair may not be so
43 extensive as to be a functional replacement of the electric
44 water heater or the existing electric heating, ventilation, or
45 air-conditioning system being repaired. For purposes of this
46 section, an individual repair may not be a part of a larger or
47 major project that is divided for the purpose of evading this
48 part or otherwise.

49

50 ===== T I T L E A M E N D M E N T =====

51 And the title is amended as follows:

52 Delete line 15

53 and insert:

54 electric heating, ventilation, and air-conditioning