

City officials are cautioning residents to follow a few steps before paying someone to repair/remodel their homes. If you need any home or business repaired, use the following guidelines before agreeing to allow anyone to begin the work:

a. Contractors and homeowners alike are required by the city ordinance to obtain a building permit before beginning any new structures or repairs. City remodel permits are \$2.00 per thousand with a minimum fee of \$20.00. New construction fees are .05 per sq ft plus a base fee of \$20.00. The permits must be purchased before work on the structure begins.

While the work is in progress, the permit, which is printed on a 5 1/2 x 8 1/2 salmon colored card, must be posted in the window of the building or house where the work is being done. The permits must remain visible in the window until work on the structure is completed.

b. Never hire an unlicensed contractor to begin new construction or make repairs to property. The city requires anyone (other than the owner of property who plans to do, or help do the actual work) to be licensed.

c. Never allow an uninsured contractor to make repairs to your property. All licensed contractors are insured, which is required before they can be licensed.

d. If you are uncertain whether or not a contractor you are considering is licensed, you can call the city at 620-356-4400 or view the lists on our website.

e. Before agreeing to allow someone to make repairs to your home, make certain the agreement is in writing, require a contract for the job that is signed by all parties. Don't neglect to check the contract's details, read the fine print.

f. Beware of paying cash up front for the entire job before the work even begins.

g. Whether you or a contractor makes the repairs to damaged property, remember that as the property owner you are ultimately responsible for the proper disposal of damaged or building waste material.

h. Do not put such materials: boards, nails, shingles, etc. in with your regular household trash. Call the landfill or City Shop (620-356-1721) to make arrangements to properly dispose of the building waste.

Anyone with questions concerning repairs, permits or licensed contractors can call The City of Ulysses Inspections Dept. at 620-356-4400, during normal business hours.