

Contractor and Business License

Type: All Construction

Subtype: RESIDENTIAL/ NON-RESIDENTIAL

Revised: 01.2025

City of Tukwila - Permit Center

6300 Southcenter Blvd, Suite 100

Tukwila, WA 98188

www.tukwilawa.gov/departments/permit-center/



Washington State Department of Labor and Industries

Construction Contractors Must Be Registered and licensed:

Washington State requires all construction contractors to register with L&I. State law also requires construction contractors to be bonded and insured to protect the public.

There are two classifications of construction contractors in the state:

- **General contractors** can perform most types of construction work. They can hire subcontractors in multiple specialties. However, contractors working with [plumbing](#), [electrical](#), [elevators](#), [mobile home installation](#), [boilers](#), and [asbestos](#) have additional requirements for education, examination, and licensing.
- **Specialty contractors** can only perform work in the specialty they are registered in. They cannot hire subcontractors. L&I regulates [63 specialties](#) that each require contractor registration. These specialties include roofing, painting, HVAC, tree removal, mobile home set-up, and dozens more

Working without registering as a contractor in Washington carries substantial penalties and fines.

Business Licensing

Washington State Department of Revenue

The City of Tukwila uses the Washington State Department of Revenue (DOR) for its city business license applications. Please go to dor.wa.gov/tukwila to apply for a City of Tukwila business license. Once your application has been approved, the city license will show as an endorsement on your Washington State business license.

The city's business license requirements are set forth in [Chapter 5 of the Tukwila Municipal Code \(TMC\)](#). Refer also to [Chapter 18 TMC](#) regarding zoning and home occupation businesses.

Who Needs to Obtain a City of Tukwila Business License?

Any person engaging in business within Tukwila city limits must obtain a Tukwila business license endorsement. A list of activities that are considered *engaging in business* is provided in TMC 5.04.010.

To verify whether an address is within Tukwila city limits, you can use our [Tukwila iMap](#), our city maps, tukwilawa.gov/city-maps or DOR's Sales Tax Rate Lookup tool at dor.wa.gov.

Owner as Builder Affidavit

RCW 18.27.090

The purpose of chapter 18.27 RCW is to protect the public from unreliable, fraudulent, financially irresponsible, or incompetent contractors. To ensure the public is properly protected, RCW 18.27.020 generally requires all persons and entities who wish to construct, alter, repair, improve, develop, or demolish any building to register as a contractor with the Department of Labor and Industries.

However, RCW 18.27.090(12) allows individuals to act as their own contractor and personally perform work on their own property or personal residence without registering as a contractor, **provided the work is not intended to prepare the property for sale, lease, or demolition.**

Applicable Regulations:

- [Labor and Industries - Contractor Registry](#)
- [City of Tukwila Business Licensing](#)
- [Department of Revenue Tukwila Business License](#)
- [Affidavit in Lieu of Contractor](#)

Resources:

- [Chapter 5 of the Tukwila Municipal Code \(TMC\)](#)
- [Chapter 18 TMC](#)
- [RCW 18.27.090](#)