

INSTRUCTIONS — NOT PART OF THE AGREEMENT

This template helps you understand what a strong Alaska contractor agreement looks like. It is an educational starting point provided by jaspector.com — not a finished contract, and not legal advice. Alaska law imposes specific requirements on construction contracts, and local jurisdictions may add further obligations. Have this document reviewed by an Alaska-licensed attorney before use. Use of this template does not create an attorney-client relationship, and jaspector.com assumes no liability for any outcomes arising from its use.

How to Use This Template

1. **Verify the contractor's registration.** Use the [Alaska Professional License Search](#) to confirm the registration is current and the type covers your project. See our [Alaska license lookup guide](#) for step-by-step help.
2. **Download and print this document.** Fill in all blank fields — do not leave any section empty.
3. **Review each Alaska callout box.** These boxes highlight state-specific legal protections. Read them carefully — they explain your rights as a homeowner.
4. **Both parties sign.** You and the contractor each get a signed copy before any work starts.
5. **Consult an attorney.** This template is a starting point. For large projects or complex scopes, have an Alaska-licensed attorney review the agreement.

Field-by-Field Guide

- › **Section 1 (Parties):** Fill in legal names exactly as they appear on official documents. The contractor's Alaska registration number is required.
- › **Section 2 (Scope):** Be as specific as possible. “Kitchen remodel” is not enough — list materials, dimensions, finishes, and what is excluded.
- › **Section 3 (Payment):** Alaska does not set a statutory deposit cap, but best practice is to limit down payments and tie every payment to a completed milestone, not a calendar date.
- › **Section 4 (Timeline):** Get start and completion dates in writing. Fill in the delay penalties — these protect you if the contractor falls behind.
- › **Section 7 (Warranties):** Fill in the warranty period. One year is common; negotiate for more on major work.
- › **Section 14 (Exhibits):** Attach all plans, specs, and the contractor's Alaska registration printout. Check each box for what you are including.

Alaska Legal Notes

- › **Contractor Registration (AS 08.18):** Most contractors must register with the Division of Corporations, Business and Professional Licensing. Projects under \$10,000 aggregate are exempt, but this exemption has limitations.
- › **Bond Amounts (AS 08.18.071):** General Contractor — \$25,000; Residential-only — \$20,000; Specialty — \$10,000; Handyman — \$5,000.

- › **Residential Endorsement:** Required for new home construction or alterations exceeding 25% of the structure's value. Requires a 16-hour cold-climate course and exam.
- › **Cancellation Rights (AS 45.02.350):** If the contract was signed at your home or away from the contractor's office, you have **five (5) business days** to cancel without penalty.
- › **Mechanics' Liens (AS 34.35):** Contractors and suppliers can lien your property if unpaid. Liens must be filed within 120 days of last furnishing work. Request lien waivers with every payment.
- › **Insurance Minimums:** Alaska requires contractors to carry at least \$50,000/\$100,000 bodily injury and \$20,000 property damage liability insurance.

About Jaspector

Jaspector is an AI-powered property advisory service that helps homeowners navigate construction projects, verify contractors, and resolve disputes. If a dispute arises during your project, jaspector.com can help you document the issue and build a resolution strategy.

Learn more at jaspector.com — or email hi@jaspector.com to get started.

The instructions above are provided by jaspector.com as an educational resource. They are not part of the agreement, do not constitute legal advice, and do not create an attorney-client or endorsement relationship.

ALASKA HOMEOWNER-CONTRACTOR AGREEMENT

1. Parties

Homeowner (Property Owner)

Name(s)

Property Address

Mailing Address (if different)

Phone

Email

Contractor

Business Name (Legal Entity)

Alaska Registration Number

Registration Type

Residential Endorsement (if applicable)

Business Address

Phone

Email

Workers' Comp Policy #

General Liability Policy #

2. Scope of Work

2.1 Project Description

Describe the work in specific, measurable detail. Include materials, methods, dimensions, and reference any plans, drawings, or specifications attached as exhibits.

2.2 Work NOT Included

Explicitly list work excluded from this contract to prevent scope disputes.

2.3 Permits and Inspections

- Contractor is responsible for obtaining all required building permits
- Contractor is responsible for scheduling all required inspections
- Permit costs are: Included in contract price / Billed separately at cost

2.4 Plans and Specifications

- Attached as Exhibit A (architectural / engineering plans)
- Attached as Exhibit B (material specifications)
- No formal plans — scope defined by Section 2.1 above

3. Contract Price and Payment Schedule

3.1 Total Contract Price

Total Contract Price	\$
Sales Tax (if applicable)	\$
Permit Fees (if separate)	\$
Total Amount Due	\$

3.2 Payment Schedule

PAYMENT	AMOUNT	TRIGGER (WORK MILESTONE)
Down Payment	\$	Upon signing
Progress Payment 1	\$
Progress Payment 2	\$
Progress Payment 3	\$
Final Payment	\$	Completion and final inspection
Total	\$	

3.3 Payment Terms

- Payments are due within days of written invoice
- Acceptable payment methods:
- No payment shall be due for work not yet performed or materials not yet delivered to the job site
- Final payment is due only after: (a) all work is complete, (b) final inspection is passed (if applicable), and (c) Homeowner has had reasonable opportunity to inspect

4. Project Timeline

Estimated Start Date

Estimated Completion Date

4.1 Delays

- Contractor shall notify Homeowner in writing within **48 hours** of any event that may delay the project
- Excusable delays include: weather, permit delays, material shortages, acts of God, government orders
- Non-excusable delays exceeding business days entitle Homeowner to a daily credit of \$ (liquidated damages), not to exceed% of the total contract price
- If the project is not substantially complete within days of the estimated completion date (excluding excusable delays), Homeowner may terminate this contract under Section 9

5. Change Orders

Any changes to the scope, price, or timeline of this contract must be documented in a written Change Order signed by both parties before the changed work begins.

Each Change Order shall include:

1. Description of the changed work
2. Addition to or deduction from the contract price
3. Impact on the project timeline
4. Signature of both Homeowner and Contractor

No verbal agreements will modify this contract.

6. Materials and Workmanship

6.1 Materials

- All materials shall be new unless otherwise specified in writing
- Specific materials, brands, and grades are listed in: Section 2.1 / Exhibit B

- Substitutions require prior written approval from Homeowner
- Contractor warrants that all materials comply with applicable building codes

6.2 Workmanship Standards

- All work shall be performed in a professional, workmanlike manner
- All work shall comply with applicable Alaska building codes and local ordinances
- All work shall conform to the plans, specifications, and scope described in this contract
- Contractor shall maintain a clean and safe job site

6.3 Subcontractors

- Contractor will / will not use subcontractors
- If subcontractors are used, Contractor remains fully responsible for their work, registration, and insurance
- All subcontractors performing work that requires Alaska contractor registration must hold a valid, current registration
- Homeowner may request registration numbers for any subcontractor working on the project

7. Warranties

7.1 Contractor Warranty

Contractor warrants all labor and workmanship for a period of year(s) from the date of completion. During this period, Contractor shall repair or correct, at Contractor's expense, any defects in workmanship or materials furnished by Contractor.

7.2 Manufacturer Warranties

Contractor shall provide Homeowner with all manufacturer warranties for materials and equipment installed. Contractor shall ensure installations comply with manufacturer specifications to preserve warranty coverage.

7.3 Warranty Exclusions

This warranty does not cover:

- Normal wear and tear
- Damage caused by Homeowner negligence or misuse
- Damage caused by third parties or acts of God
- Items specifically excluded in writing

8. Insurance and Bonding

8.1 Contractor Insurance Requirements

Contractor shall maintain, at minimum, the following coverage for the duration of the project:

COVERAGE	MINIMUM AMOUNT
General Liability	\$ (Alaska min: \$50K/\$100K BI, \$20K PD)
Workers' Compensation	Statutory limits (required if Contractor has employees or is a corporation/LLC)
Automobile Liability (if applicable)	\$

- Contractor shall provide certificates of insurance upon request
- Homeowner shall be named as additional insured on the general liability policy

8.2 Alaska Contractor Bond

Alaska Requirement (AS 08.18.071): Registered contractors must maintain a surety bond with the State of Alaska. Bond amounts: General Contractor — \$25,000; Residential-only — \$20,000; Specialty Contractor — \$10,000; Handyman Contractor — \$5,000. Verify bond status at [Alaska Professional License Search](#).

9. Termination

9.1 Homeowner's Right to Terminate

Homeowner may terminate this contract at any time by providing written notice to Contractor. Upon termination:

- Homeowner shall pay for all work satisfactorily completed and materials delivered to the job site as of the termination date
- Contractor shall provide an itemized accounting of all work completed and materials delivered within **10 business days** of termination
- Contractor shall not charge a cancellation penalty exceeding the actual costs reasonably incurred

9.2 Contractor's Right to Terminate

Contractor may terminate this contract if:

- Homeowner fails to make a payment due under this contract within days of written notice of default
- Conditions at the job site make the work unsafe or illegal to continue

9.3 Five-Day Right to Cancel

Alaska Law (AS 45.02.350): If this contract was solicited at the Homeowner's residence or at any location other than the Contractor's established place of business, and the contract is for \$10 or more, the Homeowner has the right to cancel this contract within **five (5) business days** of signing without penalty. The Contractor must provide written notice of this right at the time of signing. Cancellation is effective upon tendering rejected goods to the seller or upon

mailing a registered letter marked “Deliver to Addressee Only, Return Receipt” to the Contractor. The cost of returning any materials shall be borne by the Contractor.

10. Dispute Resolution

10.1 Informal Resolution

The parties agree to attempt informal resolution of any dispute by written notice describing the issue. The other party shall respond in writing within **15 business days**.

10.2 Mediation

If informal resolution fails, the parties agree to submit the dispute to non-binding mediation before a mutually agreed mediator. Mediation costs shall be shared equally.

10.3 Alaska Consumer Protection

Alaska Resource: Homeowners may file a complaint with the Alaska Department of Law, Consumer Protection Unit, regarding unlicensed contractor activity, deceptive practices, or contract violations. Filing a complaint does not prevent the homeowner from also pursuing legal remedies.

10.4 Legal Action

If mediation fails, either party may pursue legal action in the judicial district where the property is located. The prevailing party shall be entitled to recover reasonable attorney's fees and costs.

11. Mechanics' Lien Notice

Alaska Law (AS 34.35.050–34.35.120): Alaska allows contractors, subcontractors, and material suppliers to place a mechanics' lien on your property if they are not paid for work or materials. This lien can affect your ability to sell or refinance.

11.1 Protecting Against Mechanics' Liens

- Request **lien waivers** from the contractor and all subcontractors with each progress payment
- Request a **conditional final lien waiver** before making the final payment, and an **unconditional final lien waiver** upon final payment
- Consider requiring Contractor to provide a list of all subcontractors and material suppliers at the start of the project

11.2 Notice of Right to Lien

Under Alaska law, a contractor, subcontractor, or material supplier may serve a Notice of Right to Lien on the property owner before furnishing labor or materials. This notice is not required for lien rights but preserves extended filing deadlines. If you receive a Notice of Right to Lien, it does not mean there is a problem — it preserves the sender's right to file a lien if they are not paid.

11.3 Lien Filing Deadlines

- A mechanics' lien must be recorded within **120 days** after the claimant completes work or ceases to furnish labor or materials (AS 34.35.068)
- If the owner records a Notice of Completion, claimants who did not file a Notice of Right to Lien have only **15 days** from notification to record their lien
- Once filed, a lien expires after **six (6) months** unless the claimant commences a lawsuit to enforce it (AS 34.35.080)

12. Additional Alaska Requirements

12.1 Contract Requirements Under AS 08.18

Alaska law requires that construction contractors be registered with the Division of Corporations, Business and Professional Licensing. This contract includes:

- The contractor's business name, address, and Alaska registration number
- A description of the work to be performed and materials to be used
- The contract price and payment schedule
- The approximate start and completion dates
- Written notice of the five-day right to cancel (if applicable under AS 45.02.350)
- Confirmation that the contractor is registered under AS 08.18

12.2 Registration Threshold

Construction work with an aggregate contract price under \$10,000 on a single project is exempt from contractor registration requirements (AS 08.18.161). This exemption does not apply if the work is part of a larger project, divided to evade the law, or if the person advertises as a contractor.

12.3 Residential Contractor Endorsement

Contractors performing new home construction or residential alterations exceeding 25% of the value of the structure must hold a Residential Contractor Endorsement. This endorsement requires a 16-hour cold-climate construction course and the residential contractor endorsement exam.

12.4 Alaska Contractor Registration Statement

Contractors are required by Alaska law to be registered with the Division of Corporations, Business and Professional Licensing (DCBPL). Questions concerning a contractor may be directed to the Division of Corporations, Business and Professional Licensing, P.O. Box 110806, Juneau, AK 99811-0806.

13. General Provisions

13.1 Entire Agreement

This contract, including all exhibits and change orders, constitutes the entire agreement between the parties. No prior verbal or written representations shall be binding unless incorporated herein.

13.2 Severability

If any provision of this contract is found unenforceable, the remaining provisions shall continue in full force and effect.

13.3 Governing Law

This contract shall be governed by the laws of the State of Alaska.

13.4 Notice

All notices under this contract shall be in writing and delivered to the addresses listed in Section 1, by personal delivery, certified mail, or email with confirmed receipt.

13.5 Assignment

Neither party may assign this contract without the prior written consent of the other party.

14. Exhibits and Attachments

- Exhibit A: Plans and Drawings
- Exhibit B: Material Specifications
- Exhibit C: Notice of Five-Day Right to Cancel (if applicable)
- Exhibit D: Contractor's Alaska Registration Printout
- Exhibit E: Certificates of Insurance
- Additional:

15. Signatures

By signing below, both parties acknowledge that they have read, understand, and agree to all terms of this contract.

Homeowner

Signature

Printed Name

Date

Homeowner (if jointly owned)

Signature

Printed Name

Date

Contractor

Signature

Printed Name

Title

Alaska Registration #

Date

Alaska Pre-Signing Checklist (For Homeowner Use)

Before signing, confirm:

- Verified contractor's registration is current at the Alaska Professional License Search
- Registration type covers the project (General, Specialty, or Handyman)
- Residential Contractor Endorsement confirmed (if new construction or major alteration)
- Workers' compensation insurance confirmed (required if contractor has employees or is a corporation/LLC)
- General liability insurance confirmed (Alaska minimum: \$50K/\$100K bodily injury, \$20K property damage)
- Surety bond confirmed (\$25,000 General; \$20,000 Residential-only; \$10,000 Specialty; \$5,000 Handyman)
- Five-Day Right to Cancel notice provided (if contract signed at your home or away from contractor's office)
- All blank fields in this contract are filled in — no blank spaces
- Received a signed copy of the complete contract before work starts
- Payment schedule tied to work milestones, not calendar dates
- Plans, specs, and material lists are attached or described in detail