

CHAPTER 117
[Senate Bill No. 92]
ECONOMIC DEVELOPMENT

AN ACT Relating to economic development; adding a new chapter to Title 43 RCW; creating new sections; and declaring an emergency.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

NEW SECTION. Section 1. It is declared to be the public policy of the state of Washington to direct financial resources of this state toward the fostering of economic development through the stimulation of investment and job opportunity in order that the general welfare of the inhabitants of the state is served. The legislature further finds that reducing unemployment as soon as possible is of major concern to the economic welfare of the state.

It is further declared that such economic development should be fostered through provision of investment tax deferrals, construction of public facilities, the insurance of industrial mortgages, and technical assistance; that expenditures made for these purposes as authorized in this chapter are declared to be in the public interest, and to constitute a proper use of public funds, and that an economic assistance authority is needed which shall effect such development of economic opportunity.

NEW SECTION. Sec. 2. The economic assistance authority of the state, hereafter designated "authority", is hereby created to exercise those powers granted by this chapter.

The authority shall consist of eight members appointed by the governor, the director of the department of commerce and economic development, and two ex officio members as provided for herein. Of the appointive members two shall be city officials or representatives of cities, two shall be county officials or representatives of counties, and four shall be citizen members from the public. The appointive members shall be broadly representative of geographic areas of this state. These members shall initially be appointed as follows: Two members for one-year terms, two members for two-year terms, two members for three-year terms, and two members for four-year terms. Each succeeding term shall be for four years. The two ex officio members shall be the directors of the planning and community affairs agency, the department of ecology, or their designees. The director of the department of commerce and economic development shall serve as chairman of the authority. Staff support shall be provided by the department of commerce and economic development.

All appointive members of the authority in the performance of their duties shall receive per diem as provided in RCW 43.03.050 and

travel expenses as provided in RCW 43.03.060.

The authority shall adopt, promulgate, amend, or rescind suitable rules and regulations to carry out the provisions of this chapter, and the policies and practices of the authority in connection therewith.

NEW SECTION. Sec. 3. If a vacancy shall occur by death, resignation, or otherwise of appointive members of the authority, the governor shall fill the same for the unexpired term. Any member of the authority, appointive or otherwise, may be removed for malfeasance or misfeasance in office, upon specific written charges by the governor, according to the provisions of chapter 34.04 RCW.

NEW SECTION. Sec. 4. In addition to other applicable provisions of law pertaining to conflicts of interest of public officials, no authority member, appointive or otherwise, may participate in any decision on any authority contract in which he has any interests, direct or indirect, with any firm, partnership, corporation, or association which would be the recipient of any authority aid whether by way of grant, loan, insurance, or other authority assistance. In any instance where such participation occurs, the authority shall void the transaction, and the involved member shall be subject to whatever further sanctions may be provided by law. In addition, the authority shall frame and adopt a code of ethics for its members, which shall be designed to protect the state and its citizens from any unethical conduct by the authority.

NEW SECTION. Sec. 5. In addition to powers and duties granted elsewhere in this chapter, the authority shall be authorized:

(1) To adopt bylaws for the regulation of its affairs and the conduct of its business;

(2) To adopt an official seal and alter the same at its pleasure;

(3) To contract with such consultants as may be necessary or desirable for its purposes and to fix their compensation and to utilize the services of other governmental agencies;

(4) To accept from any federal agency loans or grants for the planning or financing of any project and to enter into an agreement with such agency respecting such loans or grants;

(5) To conduct examinations and investigations and take testimony at public or private hearings of any matter material for its information that will assist in determinations related to exercise of the authority's lawful powers;

(6) To accept any gifts, grants, or loans of funds, property, or financial or other aid in any form from any other source on the terms and conditions thereof which are not in conflict with the provisions of this chapter;

(7) To establish such procedures, rules, and regulations

consistent with the purposes of this chapter as necessary;

(8) To do all acts and things necessary or convenient to carry out the powers expressly granted or implied in this chapter.

NEW SECTION. Sec. 6. In all instances in which the authority shall consider providing public facilities construction grants or loans, investment tax deferrals, and industrial mortgage payment insurance as authorized in this chapter, the authority shall give its approval only when the project for which the economic assistance is sought will be consistent with the plans, programs, and policies of state agencies and/or local governmental units within whose jurisdiction the project is located.

NEW SECTION. Sec. 7. The authority is authorized to make direct grants and/or loans to political subdivisions of the state and Indian tribes recognized as such by the federal government, for the purpose of assisting such organizations in financing the cost of public facilities, including the cost of acquisition and development of land and improvements for public facilities, as well as the acquisition, construction, rehabilitation, alteration, expansion, or improvement of such facilities.

NEW SECTION. Sec. 8. Public facilities grants or loans shall be used to fund those projects which will improve the opportunities for the successful maintenance, establishment, or expansion of industrial or commercial plants or will otherwise assist in the creation or retention of long-term economic opportunities: PROVIDED, That the authority shall initially consider projects which (1) are scheduled to go to bid within three months of approval of the project by the authority, and (2) are scheduled to reach fifty percent of peak employment within six months from the date of letting the bid.

NEW SECTION. Sec. 9. (1) Not less than two-thirds of the amount to be available to the public facilities construction loan and grant revolving account within any biennium shall be made available by the authority for public facilities grants and loans to those areas which have been designated by the secretary of the United States department of commerce as redevelopment areas and to those counties in which the rate of increase in population is less than fifteen percent between the two prior decennial federal census figures available for the counties of this state. Such designated areas for the purposes of this chapter shall be known as economic assistance areas. Thereafter, the authority may from time to time redefine the initially designated economic assistance areas. The authority shall base its determination of redefined economic assistance areas on one or more of the following criteria:

(a) The rate of unemployment in the area, as determined by appropriate annual statistics for the most recent available calendar year, is six percent or more and has been at least (i) fifty percent

above the national average for three of the preceding four calendar years, or (ii) seventy-five percent above the national average for two of the preceding three calendar years, or (iii) one hundred percent above the national average for one of the preceding two calendar years, and has averaged at least six percent for those qualifying time periods; or

(b) The rate of increase in population is less than fifteen percent between the two prior decennial federal census figures available for the counties of this state; or

(c) The area is a federal Indian reservation manifesting economic distress as based on unemployment, low income levels, and other evidence of economic underdevelopment.

(2) No more than one-third of the amount estimated to be available to the public facilities construction loan and grant revolving account within any biennium may be made available by the authority to areas not designated economic assistance areas for public facilities grants and loans when the project for which such funds are sought satisfy one or more of the following criteria:

(a) Provides for greater balance in the distribution of economic opportunity within that region; or

(b) Provides for greater equity in the distribution of economic opportunities for state residents relative to such factors as racial, ethnic, or social group, and educational or skill levels; or

(c) Provides for continued economic diversification leading to greater seasonal or cyclical stability.

NEW SECTION. Sec. 10. In addition to economic assistance areas, the authority may declare any county, city, or community as a special impact area wherein the authority determines that the loss, removal, curtailment, or closing of a major source or sources of employment, including the loss, removal, curtailment, or closing of a major state institution, has caused or will cause an unusual and severe rise in unemployment. Such designation as a special impact area shall be for a period of two years from such time of designation. Special impact areas shall be eligible as an economic assistance area for public facilities grants and loans as provided in section 9 of this act. The authority, through the department of commerce and economic development, further, shall with agencies of the federal government, appropriate agencies of state government and local city, county, and community officials develop projects and programs which will assist in alleviating such unemployment.

NEW SECTION. Sec. 11. Public facilities grants or loans by the authority shall be subject to the following conditions:

(1) The moneys in the public facilities construction loan and grant revolving account are to be used solely to fulfill commitments

arising from loans and grants authorized in section 7 of this 1972 act. The total outstanding amount which the authority may dispense at any time pursuant to this section shall not exceed the moneys available for grants and loans from said account;

(2) Financial assistance through such grants or loans may be used directly or indirectly for any facility for public purposes, including, but not limited to, sewer or other waste disposal facilities, arterials, bridges, access roads, port facilities, or water distribution and purification facilities;

(3) On contracts made for public facilities loans the authority shall determine the interest rate which advances shall bear, such interest rate not to exceed ten percent per annum, and the authority shall provide such reasonable terms and conditions for repayment of advances as it may determine; said loans not to exceed twenty years in duration.

NEW SECTION. Sec. 12. Repayments of advances made pursuant to such contracts for public facilities construction loans shall be paid into the public facilities construction loan and grant revolving account.

NEW SECTION. Sec. 13. As used in sections 14 through 18 of this 1972 act:

(1) "Eligible investment project" shall mean construction of new buildings or major improvements to existing buildings and the machinery installed in such buildings in the course of such construction or major improvements, when said buildings and machinery are used or are to be used for activities defined in RCW 82.04.120 (the definition of the term "to manufacture"): PROVIDED, That an investment project undertaken by a business as defined in RCW 82.16.010(5) (an electrical utility) shall not be eligible: PROVIDED FURTHER, That one or more the following criteria must be met:

(a) The investment project is or will be located in an economic assistance area or special impact area;

(b) A minimum of twenty percent of the employees at the plant complex for which the deferral is requested shall be of a minority race;

(c) The plant complex shall be within an industry classification which is not currently a major employing industry in the county in which the plant complex is located. The industry classification of the plant complex shall be determined by the standard industrial classification as assigned by the department of employment security. The major employing industries in a county shall be the two manufacturing sectors, as defined by the two-digit standard industrial classification, which employed the greatest number of persons on an annual average basis in the most recent calendar year for which such information is available from the

department of employment security.

(2) "Buildings" shall mean and include only those structures used or to be used to house or shelter manufacturing activities. The term shall include plant offices and warehouses or other facilities for the storage of raw material or finished goods when such facilities are an essential or an integral part of a factory, mill, or manufacturing plant and such factory, mill, or manufacturing plant is used or to be used in the business of manufacture for sale or commercial or industrial use of an article, substance, or commodity. Where a building is used partly for manufacturing and partly for other purposes the applicable tax deferral shall be determined by apportionment of the costs of construction under such rules as the department of revenue shall provide;

(3) "Machinery" shall mean all industrial fixtures, equipment, and support facilities that are an integral and necessary part of a manufacturing operation;

(4) "Major improvement" shall mean the expansion, modernization, or renovation of existing buildings wherein the costs are in excess of twenty-five percent of the true and fair value of the plant complex prior to the improvement;

(5) "Plant complex" shall mean land, machinery, and buildings adapted to industrial use as a single functional or operational unit for the assembling, processing, or manufacturing of finished or partially finished products from raw materials or fabricated parts.

NEW SECTION. Sec. 14. The authority shall certify the eligibility of investment projects, and the department of revenue shall grant investment tax deferrals for eligible investment projects in an amount not to exceed the state and local sales tax payable under chapters 82.08 and 82.14 RCW or the use tax payable under chapters 82.12 and 82.14 RCW on machinery, materials, labor, and services directly utilized in a certified eligible investment project undertaken by a firm engaged in or to be engaged in manufacturing.

NEW SECTION. Sec. 15. Application for certification of an investment project shall be made to the authority in such a form and manner as the authority may prescribe, but in no case shall an application be accepted after initiation of the construction of the investment project. The application shall contain information regarding the location of the investment project, the firm's average employment in the state for the prior year, estimated or actual new employment related to the project, estimated or actual costs, time schedules for completion and operation, and such other information as the authority may require. The authority shall rule on the application within sixty days, and the department of revenue shall issue an investment tax deferral certificate when the authority certifies that the criteria for an eligible investment project have

been satisfied.

NEW SECTION. Sec. 16. The department of revenue shall conduct an audit of the project upon its completion in order to determine the total amount of tax deferral. Any tax found due on nonqualifying construction or purchases shall be immediately assessed and payable. The manufacturing firm will begin paying the deferred taxes three years after the date certified by the authority as the date on which the construction project has been operationally completed. The first payment will be due on December 31st of the third calendar year after such certified date, with subsequent annual payments due on December 31st of the following four years with amounts of payment scheduled as follows:

<u>Repayment Year</u>	<u>Percent of Deferred Tax Repaid</u>
1	10%
2	15%
3	20%
4	25%
5	30%

NEW SECTION. Sec. 17. The department of revenue may authorize an accelerated repayment schedule upon request of the manufacturing firm. No interest by the state of Washington will be charged on any taxes so deferred for the period of deferral, although all other penalties and interest available to the department of revenue may be assessed and imposed for delinquent payments as are otherwise provided by law. The debt for deferred taxes will not be extinguished by insolvency or other failure of the firm.

NEW SECTION. Sec. 18. The department of revenue may adopt such rules and regulations as it deems necessary for the administration of the investment tax deferral provisions of this chapter.

NEW SECTION. Sec. 19. Where a firm qualifies for a tax deferral under section 13, subsection 1(b) of this 1972 act, the firm shall submit a report to the department of revenue on December 31st of each of the first seven years of the tax deferral. Such report shall contain information upon which the department of revenue may determine whether the firm is meeting the requirements of that subsection. If, on the basis of the report or other information, the department of revenue finds that the firm is not meeting the requirements of that subsection, the amount of deferred taxes outstanding shall be immediately assessed and payable. If the firm fails to submit a report or submits an inadequate report, the department of revenue may declare the amount of deferred taxes outstanding to be immediately assessed and payable.

NEW SECTION. Sec. 20. The authority may establish an independent study board consisting of governmental and

nongovernmental experts to investigate the effects of governmental programming, procurement, scientific, technical, and other related policies for economic assistance. Members of the board may be compensated in accordance with provisions for advisory councils to the department of commerce and economic development. The authority shall report the board's findings and recommendations to the governor and the legislature for the better coordination of such policies.

NEW SECTION. Sec. 21. For purposes of sections 22 through 31 of this 1972 act:

(1) "Industrial project" means any building or other real estate improvement and the land upon which it may be located, machinery and equipment including installation thereof, and all real properties deemed necessary for this use, including all property rights, easements, and franchises relating thereto and deemed necessary or convenient for operation, by (a) an industry for the manufacturing, processing, or assembling of raw materials or manufactured products, (b) research and development facilities for discovery, perfection, and/or evaluation of new processes or products, or (c) the construction, acquisition, rehabilitation, or improvements of tourist industry facilities and other facilities used by tourists when such facilities fill an established need in the overall development for expansion of a municipality's, county's, or region's tourist industry and/or convention business;

(2) "Mortgagor" means the original borrower under a mortgage and his successors and assigns;

(3) "Mortgagee" means the original lender under a mortgage, and his successors and assigns authorized by federal or state law and approved by the authority, including but not limited to trust companies, banks, and any other classes of lending agencies and institutions;

(4) "Mortgage" means a mortgage or deed of trust on an industrial project, and the term "first mortgage" means such classes of first liens as are commonly given to secure advances such as real estate contracts or real estate under the laws of the state of Washington, together with the credit instruments, if any, secured thereby;

(5) "Cost of project" means the cost of fair market value of construction, lands, property rights, easements, engineering, and any other necessary services.

NEW SECTION. Sec. 22. The authority, upon application of a proposed mortgagee, may insure mortgage payments required by a first mortgage on any industrial project which at the date of application is located or is to be located within an economic assistance area or special impact area or meets criteria established in subsection (2) of section 9 of this 1972 act, upon such terms and conditions as the

authority may prescribe: PROVIDED, That the aggregate amount of principal obligations of all mortgages so insured outstanding at any one time shall not exceed sixty million dollars.

NEW SECTION. Sec. 23. Mortgage payment insurance authorized under section 22 of this 1972 act may be approved where the authority finds that the establishment of the project will meet the general objectives of this chapter and that the project to which the mortgage shall apply is financially sound and there is a reasonable assurance of repayment.

NEW SECTION. Sec. 24. To be eligible for industrial mortgage payment insurance contract under the provisions of this chapter, a mortgage:

(1) Shall be one which is to be made by a mortgagee approved by the authority as responsible and able to service the mortgage properly: PROVIDED, That proprietary information required of an applicant to establish eligibility shall be considered privileged and confidential in nature;

(2) Shall not exceed three million dollars for any one previously delineated project, such amount not to exceed ninety percent of the reasonable cost of the project related to real property, and including initial service charges and appraisal, and inspection and other fees approved by the authority; and shall not exceed fifty percent of the cost of the project related to machinery and equipment without the approval of eighty percent of the members of the authority;

(3) Shall have a maturity satisfactory to the authority but not later than twenty-five years from the date of issuance of the insurance agreement, without the approval of eighty percent of the members of the authority, except in the case of machinery and equipment for which the maturity is to be no more than ten years from the date of the authority's insurance policy, without the approval of eighty percent of the members of the authority, but not beyond the normal life of the machinery and equipment;

(4) Shall contain complete amortization provisions, requiring periodic mortgage payments by the mortgagor which may include principal and interest payments, cost of local property taxes and assessments for payments in lieu thereof, land lease rentals (if any), hazard insurance on the property, such mortgage insurance premiums as are required under section 25 of this 1972 act, and such depreciation payments as may be necessary to maintain the integrity of the project until principal has been completely paid off, all as the authority from time to time may prescribe or approve;

(5) Shall contain such terms and provisions with respect to property insurance, repairs, alterations, payment of taxes and assessments, default reserves, delinquency charges, default remedies,

anticipation of maturity, additional and secondary liens, and other matters as the authority may deem necessary;

(6) Shall have a maturity agreement that expires not later than six months after the initial term of the lease of the property on which the mortgage is granted: PROVIDED, That this shall in no way preclude the prepayment of any mortgage so insured: AND FURTHER PROVIDED, That such period is to permit the removal or dispensation of leasehold improvements.

NEW SECTION. Sec. 25. The authority shall fix mortgage insurance premiums for each industrial project for the insurance of the first mortgage payments under the provisions of this chapter: PROVIDED, That such premiums are to be computed as a percentage of the principal obligation of the mortgage outstanding at the beginning of each mortgage year. Such premiums shall be payable by the mortgagors or the mortgagees in such manner as shall be agreed to by the authority. The amount of such premiums shall be on the merits of an individual delineated project. The amount of such premiums need not be uniform among the various loans insured. If such premiums are not paid when due, such nonpayment shall constitute a default and mortgage insurance benefit shall terminate.

NEW SECTION. Sec. 26. Upon default in payment of any mortgage installment by the mortgagor of more than sixty days or as otherwise provided in the mortgage insurance agreement, the authority, after receiving notification, shall pay to or on behalf of the mortgagee or his order all installment sums required by the mortgage, exclusive of any acceleration provision, as and when such sums fall due, and not the agreement total amount of guaranteed mortgage for the entire policy period which might otherwise be construed to be due by reason of default. When a mortgagor does not meet mortgage payments insured by the authority by reason of vacancy of its industrial project, the authority for the purpose of safeguarding the mortgage insurance fund may grant the mortgagee permission to lease or rent the property to a tenant for a use other than that specified in section 22 of this 1972 act. Such lease or rental may be temporary in nature, and shall be subject to such conditions as the authority may prescribe. The mortgagee shall take responsible steps to correct any default. In the case of a default which will likely continue for more than ninety days, the mortgagee shall, in consultation with the authority, proceed to effect an orderly disposition of the property.

NEW SECTION. Sec. 27. Any loan secured by a first mortgage insured by the authority, any loan to a proposed mortgagor for the purpose of building or improving any industrial project owned by such proposed mortgagor, or any proposed mortgagee given advance commitment by the authority to insure mortgage payments required by a

first mortgage upon a completed industrial project, shall be a legal investment for any trust company, bank, investment company, savings bank, savings and loan association, executor, administrator, guardian, conservator, trustee or other fiduciary, and pension, profit-sharing, or retirement fund: PROVIDED, That such loans shall be in conformity with any laws, rules, or regulations governing banks, trust companies, mutual savings banks, or savings and loan associations, by any regulatory agency of the state of Washington or the federal government. When the real estate is mortgaged to secure real or personal property, security for such loans shall be unencumbered except for leases and easements.

A policy of title insurance shall be lodged with the mortgagee until the mortgage is paid. Loans to a proposed mortgagor for the purpose of building or improving industrial projects shall provide for advance at the discretion of the lender as the work progresses: PROVIDED, That they shall not exceed the amount of the advance commitment to insure, shall have construction maturities of not more than twenty-four months unless eighty percent of the members of the authority approve a longer period, and shall be secured by a first mortgage.

NEW SECTION. Sec. 28. The industrial mortgage payment insurance revolving account shall be used by the authority for carrying out the industrial mortgage payment insurance provisions of this chapter. To this account shall be charged any and all expenses of the authority necessary to carry out the industrial mortgage payment insurance provisions of this chapter, including mortgage insurance payments required by loan defaults. To the account shall be credited all receipts of the account, including mortgage insurance premiums which the authority may receive under the industrial mortgage payment insurance provisions of this chapter. The mortgagor will be required to repay the state for all expenses incurred prior to loan closing and the finalizing of an insurance policy. These moneys shall be deposited in the industrial mortgage payment insurance account. The account shall be nonlapsing.

NEW SECTION. Sec. 29. The authority may expend out of the industrial mortgage payment insurance revolving account such moneys as may be necessary for any expenses of the authority required to carry out the industrial mortgage payment insurance provisions of this chapter, including administrative, legal, actuarial, and other services. All such expenses incurred by the authority shall be paid by the authority and shall be charged to the account or to the appropriate industrial project or projects.

NEW SECTION. Sec. 30. A fidelity bond in an amount determined by the authority shall be required for each staff member or consultant handling any insurance transaction. Bond premiums for

staff members will be paid from the industrial mortgage payment insurance revolving account.

NEW SECTION. Sec. 31. If in the opinion of the authority the addition of moneys to the industrial mortgage payment insurance revolving account shall be required, the authority in writing shall request the state finance committee to provide sufficient moneys to maintain the account at a level deemed adequate by the authority. The state finance committee is authorized to issue anticipatory or arbitrage notes or bonds, or limited obligation bonds to satisfy the request of the authority for funds: PROVIDED, That the total outstanding shall not exceed sixty million dollars.

NEW SECTION. Sec. 32. The following accounts are hereby created and authorized within the general fund of the state treasury: (1) The public facilities construction loan and grant revolving account; (2) the industrial mortgage payment insurance revolving account; and (3) whatever additional accounts may be required from time to time for carrying out the purposes of this chapter. These accounts shall be exclusive to the authority and where designated are nonlapsing and revolving.

Moneys in these accounts not needed currently to meet the expenses and obligations of the authority shall be invested in such manner as is provided by law for such temporarily available funds, and any interest earned shall be deposited in the respective accounts and shall be used for the purposes specified in this chapter. The state treasurer shall render reports to the authority advising the members of the authority of the status of any funds invested, the market value of the assets as of the date such statement is rendered, and the income received from the investments during the period covered by the report.

NEW SECTION. Sec. 33. The authority shall keep proper records of accounts and shall be subject to audit by the state auditor. An annual accounting of the condition of the industrial mortgage payment insurance revolving account shall be made. Biennial reports on the activities of the authority shall be made by the chairman to the governor and the legislature.

NEW SECTION. Sec. 34. Sections 21 through 31 of this act shall not be effective until the voters have approved a constitutional amendment authorizing the state to lend its credit for purposes as contemplated in this act.

NEW SECTION. Sec. 35. If any provision of this 1972 act, or its application to any person or circumstance is held invalid, the remainder of the act, or the application of the provision to other persons or circumstances is not affected.

NEW SECTION. Sec. 36. This 1972 act is necessary for the immediate preservation of the public peace, health and safety, the

support of the state government and its existing public institutions, and shall take effect immediately.

NEW SECTION. Sec. 37. This act may be cited as the "Economic Assistance Act of 1972".

NEW SECTION. Sec. 38. Sections 1 through 34 and section 37 of this act shall constitute a new chapter in Title 43 RCW.

Passed the Senate February 18, 1972.

Passed the House February 18, 1972.

Approved by the Governor February 22, 1972.

Filed in Office of Secretary of State February 28, 1972.

CHAPTER 118
[Engrossed House Bill No. 194]
REGULATION OF CONTRACTORS

AN ACT Relating to contractors bonds; amending section 1, chapter 77, Laws of 1963 as amended by section 5, chapter 126, Laws of 1967 and RCW 18.27.010; amending section 4, chapter 77, Laws of 1963 as amended by section 1, chapter 126, Laws of 1967 and RCW 18.27.040; amending section 8, chapter 77, Laws of 1963 and RCW 18.27.080; and adding new sections to chapter 18.27 RCW.

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:

Section 1. Section 1, chapter 77, Laws of 1963 as amended by section 5, chapter 126, Laws of 1967 and RCW 18.27.010 are each amended to read as follows:

A "contractor" as used in this chapter is any person, firm or corporation who or which, in the pursuit of an independent business undertakes to, or offers to undertake, or submits a bid to, construct, alter, repair, add to, subtract from, improve, move, wreck or demolish, for another, any building, highway, road, railroad, excavation or other structure, project, development, or improvement attached to real estate or to do any part thereof including the installation of carpeting, the erection of scaffolding or other structures or works in connection therewith; or, who, to do similar work upon his own property, employs members of more than one trade upon a single job or project or under a single building permit except as otherwise provided herein. A "general contractor" is a contractor whose business operations require the use of more than two unrelated building trades or crafts whose work the contractor shall superintend or do in whole or in part; the term "general contractor" shall not include an individual who does all work personally without employees or other "specialty contractors" as defined herein. The terms