KING
CONTRACTOR SCHOOL

FREE E-BOOK · 12 PAGES

The Florida GC License Playbook

How the license works, how the 3 exams really work, and a plan to pass them.

- **Who qualifies**
- **The 3 exams**
- **Books and tabs**
- **30/60/90-day plan**
- **Exam day**



King Training Contractor School Reviewed Nov. 21, 2026 kingcontractorschool.com

01 CHAPTER 1 · WHY IT MATTERS

The license is the line between working on the job and running it.

Florida law draws that line. Here is what it says, in plain words.

$2,500

Without a license, the law exempts only casual, minor work under this total. The exemption does not cover part of a larger job, a job split to stay under it, or anyone who advertises as a contractor.

F.S. 489.103(9)

WHAT THE LAW PROTECTS

- Work beyond the minor-work exemption
  F.S. 489.103(9)
- Contracting legally, as the law requires
  F.S. 489.127
- Work that stays within DBPR rules
  F.S. 489.13
- A contract you can enforce in court
  F.S. 489.128

WITH YOUR LICENSE

- Contracts in your own name
- The right to collect and to claim a lien
- Local public jobs over $300,000
  F.S. 255.20
- Commercial or residential work, by license type
  F.S. 489.105

$11.9M

Average yearly revenue of a Florida commercial general contracting firm

U.S. Census, 2022 Economic Census (NAICS 236220). Revenue, not profit. Market data, not an earnings promise.

General information, not legal advice. Read chapter 489 of the Florida Statutes for the full text.

02 CHAPTER 2 · WHO QUALIFIES

You may have the experience already. Now it has to show on paper.

The DBPR checks three things before it licenses you.

4 years

of experience

Education can replace part of it.

1 year

as a supervisor or foreman

At least one of the four.

660

FICO line

Below it: a 14-hour board-approved course, not a bond. Rule 61G4-15.006(2)(b).

Describe your experience so a reviewer can check it

- List each job with the address, the dates and what was built.
- Say what you did, not just your title. “Ran a framing crew of 6 on a 2-story house” says more than “helper”.
- Make the supervisor year easy to see: who reported to you, and for how long.
- Match the dates to proof: W-2s, 1099s, pay records, permits, photos with dates.
- Ask someone who saw your work first-hand to sign for it.



LEO'S TIP

Field experience gets you in the door. It doesn't answer the exam for you. Treat them as two different jobs.

Module 1 of the course walks through the 4-year rule and the affidavit step by step.

Three exams. One line to cross on each: 70%.

General, Building and Residential contractors take exams with the same three names. The content changes by category.

Business & Finance

120

questions

6.5 hours

Pass mark: 70%

Contract Administration

60

questions

4.5 hours

Pass mark: 70%

Project Management

60

questions

4.5 hours

Pass mark: 70%

- Open book, with the approved reference books, in English.
- On a computer, at a Pearson VUE test center in Florida.
- Multiple choice, 4 options per question.
- 70% on each exam, with no rounding.
- Unscored pilot questions may appear, with extra time.

Who does what

DBPR and CILB
Set the rules and issue the license

Professional Testing
Builds the exam and handles registration

Pearson VUE
Runs the test centers

Source: Candidate Information Booklet, effective July 2024, “Examinations at a Glance”.

04 CHAPTER 4 · OPEN BOOK, EXPLAINED

Open book doesn't mean easy. It means fast.

Every answer is in a book. The exam checks whether you find it before the clock runs out.

Your time budget per question

Business & Finance

3 min 15 s

6.5 hours ÷ 120 questions

Contract Administration · Project Management

4 min 30 s

4.5 hours ÷ 60 questions

What actually wins

1. **Know where things live**
   Which book, which chapter, which table. Before exam day, not during it.
2. **Read for keywords, then go to the index**
   The question's key term is your search word.
3. **Work in passes**
   Answer what you know, mark the rest, come back. The course teaches a three-pass method in Module 7.



HEADS-UP FROM LEO

Before you pick an answer, ask: is everything in feet? If it's concrete, did I divide by 27? That check takes seconds and catches the rushed mistake the exam loves to put among the choices.

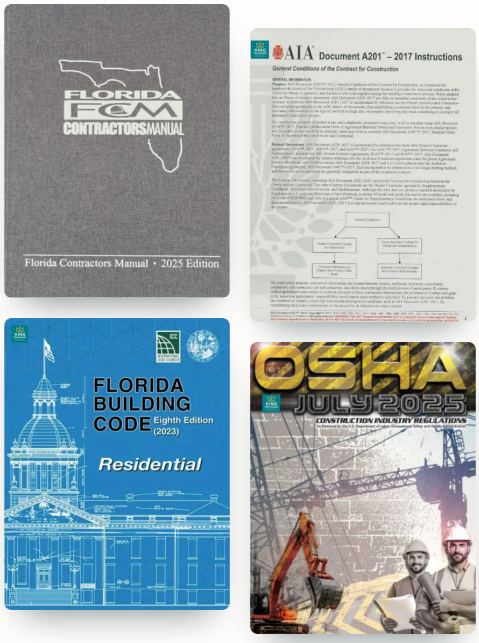
Module 2 · Exam math

Buy only the books you need, in the right order.

Two lists, two moments. Start small.

1 · Buy first: Business & Finance (6 items)

1. Florida Statutes Chapter 455 (printed PDF, bound, no staples)
2. Builder's Guide to Accounting (2001)
3. Florida Contractors Manual (2025)
4. AIA A201-2017
5. AIA A401-2017
6. AIA A701-2018



2 · Buy later: Contract Administration and Project Management

One list of 13 items for General, Building and Residential contractors, including the Florida Building Code, OSHA 1926, the BCSI and the Contractors Manual. Buy them when your two exam dates are set.

Edition dates

Contractors Manual 2025	B&F since Feb. 1, 2026 · CA and PM since July 1, 2026
BCSI 2025	Since July 1, 2026
Florida Building Code 2023	Until July 31, 2027. FBC 2026 starts Aug. 1, 2027
OSHA 1926	Edition of July 1, 2025

- Used copies are fine when the edition matches the list. Cover any old notes.
- One copy of each reference.
- A different edition is at your own risk: answers follow the listed edition.
- Check the DBPR Reference List for your exam year before you pay.

06 CHAPTER 6 · TABS AND HIGHLIGHTS

Mark your books so they answer you in seconds.

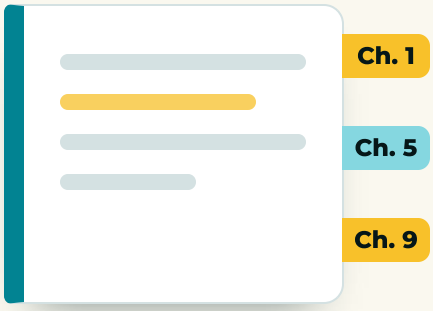
The testing room has clear rules. Follow them and your books become your fastest tool.

ALLOWED

- Underlining in pen and highlighting
- Permanent tabs with only normal chapter or page headings
- A word-for-word translation dictionary, subject to inspection

NOT ALLOWED

- Handwritten or typed notes in the books
- Sticky notes, flags, or tabs that come off without damaging the page
- Marking the books during the exam
- Photocopies, unless approved in writing in advance



How to mark, the fast way

1. Tab by chapter or section heading. Nothing else on the tab.
2. Highlight what the exam asks for: numbers, deadlines, definitions.
3. Keep synonyms and shortcuts in your head or on flash cards that stay outside the room.



LEO'S TIP

Nothing handwritten in the book. Not even a short note in the index. Underline or highlight, and let the tab do the rest.

07 CHAPTER 7 · YOUR STUDY PLAN

30, 60 or 90 days. Pick the one your life allows.

1 to 2 hours a day. The order matters more than the speed.

PHASE	30 DAYS	60 DAYS	90 DAYS
Set up: rules, books, method Modules 1 and 2	Days 1 to 3	Days 1 to 7	Days 1 to 10
Business & Finance Modules 3 and 5	Days 4 to 15	Days 8 to 30	Days 11 to 45
Contract Administration and Project Management Modules 4, 6 and 8	Days 16 to 26	Days 31 to 52	Days 46 to 78
Mock exams and exam day Modules 7 and 10	Days 27 to 30	Days 53 to 60	Days 79 to 90



One study session

1. One short lesson
2. Practice questions with the book open
3. Write down what you missed
4. Find it again in the book the next day

A sample plan built on the course order. Set it around your own exam dates.

08 CHAPTER 8 · AVOID THESE

5 mistakes that make people fail, or quit.

None of them is about being smart. All of them are about method.

1 **Studying it like a closed-book test**

Memorizing feels productive. The exam rewards finding.

2 **Trusting the job site over the book**

The right answer is what the listed edition says, even when your crew does it another way.

3 **Buying the wrong edition, or everything at once**

Check the list for your exam year. Start with Business & Finance.

4 **Marking the books the wrong way**

Handwritten notes, sticky flags and removable tabs are not allowed in the room.

5 **Studying in bursts**

Two weeks on, three weeks off, start over. Short daily sessions keep you moving.

A method fixes all five. That is what the next pages are about.

09 CHAPTER 9 · EXAM DAY

Exam day at Pearson VUE, with no surprises.

Pack the night before. Use this list.

IN YOUR BAG

- [ ] Your approved books, one copy of each, marked the allowed way
- [ ] Chapter 455 as a printed PDF, bound, no staples
- [ ] A silent, hand-held, battery calculator with no printing and no alphabet keys
- [ ] A word-for-word translation dictionary, if you want one

LEAVE AT HOME

- ✕ Tablets
- ✕ Notes of any kind
- ✕ Sticky notes and flags
- ✕ A solar calculator (not recommended)

In the room

1. You can't mark the books during the exam.
2. Keep to your time budget from chapter 4.
3. Answer every question. Come back to the marked ones.



LEO'S TIP

Exam day should feel like a mock exam you have already done: same books, same calculator, same clock. That's why the course mock exams are timed.

Scheduling: Pearson VUE, 888-204-6230. Read your confirmation and the Candidate Information Booklet for ID and arrival rules.

10 CHAPTER 10 · AFTER YOU PASS

From passing to an active license.

Passing is the big step. These are the ones that follow.

1. **Register and schedule**
   Professional Testing handles registration. Pearson VUE books your seat.
2. **Pass all 3 exams**
   70% on each. The 4-year window counts from your first exam, not from when you pass (rule 61G4-16.009).
3. **Apply to the DBPR**
   Experience, credit and financial information. FICO below 660: the 14-hour course.
4. **Qualify your company**
   A business contracts through a licensed qualifying agent (F.S. 489.105).
5. **Keep it active**
   Renew on time and complete your continuing education.



LEO'S TIP

Write down the date of your first exam. Your 4-year clock starts there.

Fees change. Check the current application and exam fees directly with the DBPR and Pearson VUE.

11 CHAPTER 11 · HOW KING TRAINING HELPS

Want someone to walk you through all of this?

This e-book is the map. The course takes you by the hand, one step at a time, in English.

Leo, at your side
Tips inside the lessons. He cheers right answers and flags common traps.

Quick checks
Short questions inside the lessons, corrected right away.

“You stopped here”
The course reopens where you left off. You never start over.

36 mock exams, 2,162 questions
Timed, scored at the 70% line, with pause and resume.

11 modules, 153 lessons
From the license rules to exam day, in order.

How to tab every book
Which page, which tab, what to highlight.

Taught by Rafael Rossatto. Passed the Florida General Contractor exam with 90%. Licensed as a Certified Building Contractor (CBC1269576).



THE FLORIDA GC COURSE, IN ENGLISH

Start the full course

$1,249 · one payment · lifetime access

Get the full course

Books sold separately. No one can honestly guarantee a pass, and we don't.

Sources: Candidate Information Booklet, July 2024 · DBPR construction reference lists · Florida Statutes, chapter 489 · Pearson VUE Florida · U.S. Census, Economic Census. Rules change. Confirm with the source before you buy or file.

King Training Contractor School is a private exam preparation school, not affiliated with the DBPR, the CILB, Professional Testing or Pearson VUE.

Questions: info@kingcontractorschool.com · +1 407-604-2131