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1. **Contractors/Sub-Contractor Requirements**
	1. **Minimum Requirements.** The Grantee must review the financial and performance background of any contractor, subcontractor, consultant or other entity it enters into an agreement with to provide services funded in connection with this Agreement (referred to as “Subcontractor(s)”). All Subcontractors must comply with the following minimum criteria:
* Be legally licensed (if required in your industry) in New York State
* Have demonstrated prior experience in the rehabilitation or construction of housing in accordance with applicable codes, standards, rules, and regulations
* Use responsible and licensed subcontractors
* Have satisfactory bank reference
* Provide evidence of insurance in accordance with the requirements set forth below
* Provide appropriate certifications by general contractor or sub-contractor for all lead-based paint and asbestos activities
* Have transparent and effective system for tracking costs and lien releases
* Have acceptable ratings as provided by Dun & Bradstreet credit check, if applicable and if DUNS number is available

Subcontractors, including their own subcontractors, may not participate if they have a recent history of the following:

* Local, State, or Federal tax arrears
* Labor violations
* Arson, fraud, bribery, or grand larceny conviction or pending case
* A record of substantial building code violations or litigations on property controlled by the contractor or by any entity or individual that comprises the contracting entity
* Formal debarment or suspension from entering into contracts with any governmental agency or other notification or ineligibility for or prohibition against bidding or proposing on government contracts
* Denial of a contract based on any obligation to, or unsatisfied judgment or lien held by, a governmental agency
	1. **Insurance Requirements.** All Subcontractors shall carry commercially reasonable amounts of insurance, including at minimum the following:
* All Subcontractors must carry Commercial General Liability Insurance in amounts not less than $1,000,000 per occurrence/per location, $2,000,000 in the annual aggregate, and $2,000,000 products/completed operations aggregate.
* All Subcontractors must carry Auto Insurance in amounts not less than $1,000,000
* All Subcontractors must carry Workers’ Compensation & Disability Insurance in amounts complying with industry standards for the type of work that the Subcontractor is conducting.
* If the Subcontractor will be involved in any environmental remediation of any kind, the Subcontractor must have Environmental Pollution Liability Insurance with a $1,000,000 limit to new construction projects or demolition.
	1. The Grantee shall incorporate by reference into any of its contracts with Subcontractors (the “Subcontracts”) the Subcontractor performance obligations under this Agreement and any and all applicable sections, subsections or attachments, including, without limitation, all representations, warranties and covenants.
* Carrier must be rated “A-” or higher in the AM Best Guide with a Financial Size Category of at least VI,
* Named Insured must be Grantee's full legal name,
* Policy must be current, not expired, and include all endorsements
* Certificate must be signed by an authorized representative of the insurance carrier,
* Additional Insured/ Certificate holder/ (as required) must appear as:

Chautauqua County Land Bank Corporation

214 Central Avenue, Suite 213

Fredonia, NY 14063

Chautauqua County Government

Gerace Office Building

3 No. Erie Street

Mayville, NY 14757

Housing Trust Fund Corp. &

The State of New York

38-40 State Street

Albany NY 12207