

Bianchi Group Developers Explains Custom Builder and Contractor Selection Amid Regional Growth

October 26, 2026

ROSEVILLE, CA - October 26, 2026 -
Bianchi Group Developers outlines how licensing and project delivery affect choosing a custom builder as Placer County ranks first among California counties for population growth. California Department of Finance estimates show the county grew 1.4 percent between 2025 and 2026, reaching 434,823 residents on January 1. The overview is intended for homeowners and landowners planning new construction.

The same Department of Finance data ranked Placer County fourth among California counties for housing growth. Roseville also ranked in the top 10 among California cities with more than 30,000 residents for population growth. Households entering the market for a new home often begin by deciding which type of builder to hire.

The custom builder versus contractor question comes up early, as homeowners often use the two terms interchangeably. The terms often describe different business models, even though both involve a licensed professional managing construction. The firm recommends that homeowners compare licensing and project

scope before comparing prices.

California requires a state license for work that needs a building permit or totals $1,000 or more in labor and materials, according to the Contractors State License Board. The board licenses contractors in 45 classifications, ranging from general contractors to specialty trades. Each classification defines the work a licensee may take on.

According to the board, a general building contractor usually oversees a project and coordinates the licensed specialty contractors who handle individual trades. When a project involves several types of work on one building, the board advises hiring a licensed Class B general building contractor. A specialty contractor, by contrast, is typically hired for a single job such as roofing.

Because licensing is organized by classification, a firm?s license describes the work it may legally contract for rather than how it approaches a project. Terms such as custom builder usually describe a specialty in custom homes, while general contractor refers to the licensed role of managing construction. The practical differences often show up in project scope and delivery method.

Delivery method describes how design and construction are organized, either through separate firms or a single design-build team. The company operates as a vertically integrated design-build firm that manages architecture, engineering, permitting, construction, and interior design under one roof. The firm reports that this structure lets a home be designed around its actual budget from the start.

Budgeting practices also differ, because a contractor bidding on finished plans prices a design drawn by a separate firm. Bianchi Group Developers builds fixed-scope budgets before construction begins, with every cost identified and agreed upon before permits are pulled. The firm reviews the cost impacts of changes requested during the build with the homeowner before work moves forward.

Timeline and communication practices are another point of comparison for homeowners. The firm states that a typical custom home takes 12 to 18 months from the start of construction, depending on home size and site complexity. Projects are tracked through a construction management platform, and homeowners also receive a written progress update each week.

The board provides an online license check that shows a contractor?s license status along with bond and workers? compensation information. It warns that unlicensed operators rarely carry a bond or workers? compensation coverage, leaving homeowners exposed. The firm advises homeowners to confirm these details for every builder or contractor under consideration.

Bianchi Group Developers is a design-build firm founded by Paul J. Bianchi III, a third-generation builder. The

firm builds custom homes and completes full home remodels, including projects on sloped and challenging terrain. The company serves Roseville, Granite Bay, El Dorado Hills, Folsom, Loomis, Auburn, and Truckee, and is a member of the National Association of Home Builders.

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For more information about Bianchi Group Developers, contact the company here:Bianchi Group DevelopersPaul J. Bianchi+19166686736paul@bianchi-tillettdevelopers.com2270 Douglas Blvd Ste 101, Roseville, CA 95661, United States

Bianchi Group Developers

At Bianchi Group Developers, we create enduring homes defined by thoughtful design and lasting quality. Each residence is built to reflect what matters most, serving as a foundation for your family today and for generations to come.

Website: https://bianchigroupdevelopers.com/

Email: paul@bianchi-tillettdevelopers.com

Phone: +19166686736