



Owner Builder Disclosure Statement

The Codes Enforcement Division under the authority of the Codes of Laws of the State of South Carolina, 1976, as amended, Title 40, Chapter 59, Article 1, Section 40-59-260, is providing the undersigned owner - builder this disclosure statement.

State law requires residential construction to be done by licensed, residential builders and specialty contractors. You have applied for a permit under the exemption to the law. The exemption allows you, as the owner of your property, to act as your own builder even though you do not have a license. You must supervise the construction yourself. You may improve any one-family or two-family residence. The building must be for your own use and occupancy. It may not be built for sale or rent. If you sell or rent a building that you have built yourself within two years after the construction is completed, the law will presume that you built it for sale or rent, which is a violation of this exemption. You may not hire an unlicensed person as your residential builder or specialty contractor. It is your responsibility to make sure that persons employed by you have licenses required by State Law and by county or municipal licensing ordinances. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

Pursuant to South Carolina Code Section 40-59-260(e), the owner must promptly file a PUBLIC RECORD NOTICE provided by the permitting office, in the Register of Deeds office for Calhoun County upon completion of the construction. The undersigned acknowledges the above notice and acknowledges the receipt of the Public Record Notice that must be filed in the Register of Deeds office.

Date: _____

Owner - Builder Signature: _____

Owner - Builder printed name: _____

Address/Description of property: _____

Tax Map Number of Property: _____



Owner-Builder Information

Name: _____

Date: _____

Construction Address: _____

This department understands that as an owner, you have the right to build on your property. As a public service to protect you and the investment in your property, we have put together this information.

Please read and initial each section. If you do not understand a section, the clerk or building official will be happy to explain it to you.

1. I hold title to the above property and am planning on doing all construction.
Initial _____
2. I understand as an owner-builder, I must abide by all zoning ordinances and building regulations in effect at the time of permit application.
Initial _____
3. I understand that a copy of the International Residential Code is available in the Building Department and its inspectors are here to help enforce and interpret the code.
Initial _____
4. I understand that the building official and inspectors are not there to design, alter, or give advice on how to meet the code - only to determine if the structure meets the minimum code.
Initial _____
5. I understand that as an owner-builder, any contract dispute between sub-contractors and myself must be handled in a civil court with or without the advice of an attorney. The building department will not mitigate any contract disputes.
Initial _____
6. I understand that if any person is injured on my construction project, they are entitled to workers' compensation; and if they do not possess a workers' compensation policy, I could be held liable for all doctor and related costs which would include loss of wages during recovery from injury.
Initial _____
7. I acknowledge that I have received a Disclosure Statement from the building department and will promptly file this document in the Register of Deed's Office in Calhoun County upon completion of construction.
Initial _____

I have read, understand, and will abide by all the above information.

Signature

Date