

DISCLOSURE STATEMENT
For Exemption to Section 40-59-260 (A)
Of Title 40, Chapter 59
Code Laws of South Carolina

“State law requires residential construction to be done by licensed residential builders and specialty contractors. You have applied for a permit under an exemption to that 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 build or improve a 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 you have built yourself within two years after the construction is complete, the law will presume that you have 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 people 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.”

I hereby attest, understand, and will comply with the above provisions and have personally appeared before Building Official of Chesterfield County and have signed the Building permit application for construction of a new single family residential structure located at:

Tax Map No. _____ Address: _____

Deed Book: _____ Page _____

Date: _____

Name: (printed) _____

Signature: _____

Address: _____

City: _____ State: _____ Zip: _____

Chapter 59, 40-59-260 (E) If a residential building or structure has been constructed by an owner under the exemption provided for this section, the owner of the residential building or structure must promptly file as a matter of public record a notice with the register of deeds, indexed under the owner’s name in the grantor’s index, stating that the residential building or structure was constructed by the owner as an unlicensed builder. Failure to do so revokes the statutory exemption.

Notary: _____ Date: _____

South Carolina Expiration: _____

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, this department has put together this information.

Please read and initial each paragraph. If you do not understand a paragraph the Building Official will be happy to explain it to you.

1. I hold title to the above property and I plan to do all construction as an owner-builder.

Initial _____

2. I understand State law requires residential, general and mechanical construction to be done by properly licensed contractors. You may not hire an unlicensed person. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances.

Initial _____

3. I understand that as an owner-builder I must abide by and comply with all applicable laws, ordinances, building codes and zoning regulations.

Initial _____

4. There is a copy of the 2006 International Residential Code Book in each of the county libraries for reference. This office also has a copy for reference use only.

Initial _____

5. 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 _____

6. I understand that as an owner-builder that any contract disputes with sub-contractors and myself must be handled in a civil court with the advice of an attorney. This

department will not mitigate any contract disputes.

Initial_____

7. I understand that if any person gets injured on my construction project--they are entitled to workmen's compensation. And if they do not possess a workmen's compensation policy that I could be held liable for all medical and related cost. This could include loss of wages during recovery from their injury.

Initial_____

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

Signature_____

Date_____

Thank you for your cooperation,

Building Official
Chesterfield County Codes Enforcement

