



Homeowner – Builder Disclosure Form

The City of Walhalla Planning & Community Development Office, 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, provides the Homeowner-Builder this disclosure form.

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 the 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 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, zoning regulations and are subject to all applicable building inspections during construction as required by adopted building codes.**

If the residential building or structure has been constructed by an owner under the exemption provided for in 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 exemption.

Address: _____ Tax Map Number: _____

Mailing Address: _____

Homeowner Builder Printed Name: _____ Signature: _____

Witness 1: _____ Witness 2: _____

The foregoing instrument was acknowledged before me this date _____

By _____ (name of person acknowledged)

Sworn and subscribed before me this _____ day of _____

_____(SEAL)

Notary Public for South Carolina

My commission Expires: _____



Homeowner Builder Requirements and Subcontractor Listing

State Law requires that applicants use properly licensed or registered residential builders, residential specialty contractors, general contractors, architects, and engineers to construct a residential structure. Modular buildings require a licensed residential builder or general contractor. As a homeowner-builder, you are required to supervise the construction. If you hire any subcontractors, you must know their South Carolina license or registration number and status. Residential Specialty Contractors must obtain a surety bond if the total cost of materials and labor exceeds \$5,000. More information about State licensure may be found through the South Carolina Residential Builders Commission in Columbia, (803) 896-4696 or www.llr.state.sc.us. Homeowner-builder applicants must submit the name and active State license number of all regulated subcontractors on the form below. If the owner or volunteer family member is doing the work, please list self. Please keep this list updated with the City of Walhalla Planning & Community Development office. Inspections will not be scheduled beyond the scope of listed trades. Inspectors may ask to see license and registration cards. Any jobsite found in violation, will void the building permit and associated fees. As a home-owner builder, you are responsible for coordinating subcontractors and calling to schedule all inspections. The homeowner-builder has read and understands all of the above and agrees to abide by these responsibilities.

Homeowners' Signature

Date

Subcontractor	Name	SC License#
General Contractor/Builder:	_____	_____
Footings/Foundation:	_____	_____
Masonry:	_____	_____
Framing:	_____	_____
Electrical:	_____	_____
Plumbing:	_____	_____
Mechanical:	_____	_____
Other:	_____	_____