

HOMEOWNER AFFIDAVIT
HOMEOWNER-OCCUPANT WORK PERMIT CERTIFICATION

To be completed when the homeowner is applying for permit

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 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.

If a 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 statutory exemption.

I _____ hereby certify that I am the owner and occupant of the

(Property Owner Name)

single-family dwelling located at _____ Columbia,

(Address)

SC _____ (H) _____ (W). I will perform the work

(Zip Code)

(Telephone#)

(Telephone #)

myself or have it done by _____ who is my _____.

(Immediate Family Member Name)

(Relationship)

Note: Each trade of work (electrical, plumbing, gas, mechanical, etc.) that is being performed by owner or sub-contractor will require a separate permit. Any sub-contractors hired will be required to obtain a separate permit and will be required to have the appropriate qualifications cards. Failure to adhere to these requirements may result in your permits being canceled and citations written to persons working on the premises that are not properly licensed.

I have read and understand the above homeowner-occupant work permit certification as indicated by my signature below.

(Signature of Owner/Occupant)

(Date)

ATTENTION:

Notice to all Building Permit Applicants

The South Carolina Contractor's Licensing Act requires general and mechanical construction to be performed by licensed contractors. Both the owner and the contractor are subject to penalties for violations of the law. Work performed on projects is exempt from this requirement only for the following reasons:

- (1) The total cost of construction is less than \$5,000.00;
- (2) The property will be used solely by the owner and his immediate family as a residence for a period of at least two years;
- (3) For nonresidential projects, work performed by the owner is limited to nonstructural and non-mechanical portions of the project, or;
- (4) The project is a farm building or portable storage buildings less than 5,000 thousand square feet used solely for livestock or storage.

All other work must be performed by properly licensed contractors. All persons directly employed by the owner to perform work on the project are subject to state and federal laws covering occupational safety, family and medical leave, workers' compensation, social security, income tax withholding, and minimum wage requirements. Work performed must comply with all applicable laws, ordinances, building codes, and zoning regulations.