

# St. Lucie Village

## OWNER/BUILDER AFFIDAVIT DISCLOSURE STATEMENT F .S. 489103 (7) EXEMPTIONS

Phone: 772 528-2777

Email: carl.peterson@stlucievillagefl.gov

State law requires construction to be done by licensed 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 contractor even though you do not have a license. You must provide direct, on-site supervision of the construction yourself. You may build or improve farm outbuildings, a one-family or two-family residence for your use and occupancy. You may also build or improve a commercial building at a cost not exceeding \$75,000.00 as long as it is for your own use or occupancy. You may not build or improve said structures for the purposes of selling or leasing that building. If you sell or lease a building you have built or improved within one year after construction is complete, then a presumption is created that it was built or improved for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person to act as your contractor or to supervise people working on your building; 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. You may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

Initial \_\_\_\_\_

I understand that as an owner-builder that any contract disputes with sub-contractors and I must be handled in a civil court with the advice of an attorney. this department will not mitigate any contract disputes.

Initial \_\_\_\_\_

I understand that if I compensate any person or company for work performed they are required to be licensed in this jurisdiction. If for some reason they do not possess a license, I may be responsible and liable for the cost of the license.

Initial \_\_\_\_\_

I understand that if any person that is unlicensed and uninsured gets injured on my construction project-they may be entitled to workmen's compensation. I could be held liable for all doctor, lawyer and related medical cost, which could include loss of wages during recovery from their injury.

Initial \_\_\_\_\_

To qualify for this exemption under this subsection, an owner must personally appear and sign the building permit application and initial the above.

I hereby acknowledge that I have read and understand the above disclosure statement and that I further understand that any violation of the terms of the owner/builder exemption shall be reported by the Building and Zoning Department to the Florida State Department of Professional Regulation. Signed and acknowledged on this \_\_\_\_\_ day of \_\_\_\_\_ year of 20 \_\_\_\_\_

\_\_\_\_\_  
Owner/Builder Signature

STATE OF FLORIDA

COUNTY OF \_\_\_\_\_

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_ who is personally known \_\_\_\_\_ to me, or who has produced \_\_\_\_\_ as identification.

\_\_\_\_\_  
Signature of Notary

Title: Notary Public

\_\_\_\_\_

Type or Print Name of Notary (Seal) Commission Number \_\_\_\_\_ 10. I understand that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United States Small Business Administration, the Florida Department of Financial Services, and the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at \_\_\_\_\_ or \_\_\_\_\_ for more information about licensed contractors.