TOWN OF HILTON HEAD ISLAND, SOUTH CAROLINA

Unlicensed Residential Builder's Disclosure Statement

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HOMEOWNERS ACKNOWLEDGEMENT UNDER SC CODE, SECT 40-59-260(E):

I am the property owner of the property described on the attached. This structure has been constructed or modified by the owners as an unlicensed builder. (***NOTE: You must attach the legal Property Description and District-Map-Parcel No. information from Property Owner's Deed to this document, and file this document & attachment with the County Register of Deeds. Filing fee is $25.***)

Street Address: ______________________________________

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State law requires construction to be performed 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 with certain restrictions even though you do not have a license.

You may build or improve a one-family or two-family residence or a farm outbuilding. You may also build or improve a commercial building, ***provided your costs do not exceed $5,000.00***.

The building *or residence* must be for your *own use or occupancy*. It may not be built ***or substantially improved* for sale or lease**. If you sell or lease a building you have built or substantially improved within 2 years after the construction is complete, the law presumes that you built or substantially improved it for sale or lease, which is in violation of this exemption.

You must **provide direct, onsite supervision of the construction yourself**. 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 persons employed by you have licenses required by state law or municipal licensing ordinances or both***. ***You may not delegate the responsibility for supervising work to an unlicensed contractor or to a licensed contractor who is not licensed to perform such work being done***. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, **which means that you must deduct FICA and withholding tax and provide workmans compensation for that employee, all as prescribed by law.**

Your construction must comply with all applicable laws, ordinances, building codes and zoning regulations.

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_________________________________ ________________________

Signature of owner Date

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Print owner's name as appears on Deed

The foregoing instrument was acknowledged before me by____,

who is personally known to me, or has produced ____________________________________ as identification.

WITNESS my hand and official seal this__________day of ___________, A.D., 2____

______________________________ My Commission expires: ___________

Notary Public Signature

Revised 6/29/2020