



City of Pahokee

207 Begonia Drive
Pahokee, Florida 33476
Phone: (561) 924-5534 ext. 2003 or 2004
Fax: (561) 924-8140

“Owner – Builder” APPLICATION FOR CONTRACTOR EXEMPTION

Florida Statutes 489.103 Exemptions

Owners of property may act as their own contractor and provide direct onsite supervision themselves of all work not performed by licensed contractors:

(a) When building or improving farm outbuildings or one-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings at a cost not to exceed \$75,000, on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part, proof of sale or lease, or offering for sale or lease, of any such structure by the owner-builder within 1 year after completion of same creates a presumption that the construction was undertaken for purposes of sale or lease.

(b) When repairing or replacing wood shakes or asphalt or fiberglass shingles on one-family, two-family, or three family residences for the occupancy or use of such owner tenant of the owner and not offered for sale within 1 year after completion of the work and when the property has been damaged natural causes from an event recognized as an emergency situation designated by executive order issued by the Governor declaring the existence of a state of emergency as a result and consequences of a serious threat posed to the public health, safety, and property in the state.

This subsection does not exempt any person who is employed by or has a contract with such owner and who acts in the capacity of a contractor. The owner may not delegate the owner’s responsibility to directly supervise all work to any other person unless that person is registered or certified under this part and the work being performed is within the scope of that person’s license. For the purposes of this subsection, the term “owners of property” includes the owner of a mobile home situated on a leased lot.

To qualify for exemption under this subsection, an owner must personally appear and sign the Building permit application and must satisfy local permitting agency requirements, if any, so proving that the owner has a complete understanding of the owner’s obligations under the law as specified in the disclosure statement of this section. If any person violates the requirements of this subsection, the local permitting agency shall withhold final approval, revoke the permit, or pursue any action or remedy for unlicensed activity against the owner and any person performing work that requires licensure under the permit issued. The local permitting agency shall provide the person with a disclosure statement.

I UNDERSTAND that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits or contracts.

Owners violating the above shall be subject to a penalty under Florida Statue 455.228 and may be issued a citation and/or civil penalty.

Disclosure Statement

Florida Statue 489.103(7) requires all owners of property acting as their own contractor to complete the following disclosure statement. This is an affidavit for owner/builders applying for building permits under the owner/builder contractor exemption.

1. I UNDERSTAND that state law requires construction to be done by a licensed contractor and have applied for an owner-builder permit under an exemption from the law. The exemption specifies that I, as the owner of the property listed, may act as my own contractor with certain restrictions even though I do not have a license.
2. I UNDERSTAND that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
3. I UNDERSTAND that I may build or improve a one-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale, rent or lease. If a building or residence that I have built or substantially improved myself is sold, rented or lease within 1 year after the construction is complete, the law will assume that I built or substantially it for sale, rent or lease, which violated the exemption.
4. I UNDERSTAND that, as the owner-builder, I must provide direct, onsite supervision of the construction.
5. I UNDERSTAND that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
6. I UNDERSTAND that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner –builder, may be held liable and subjected to serious financial risk for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner’s insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits coverage for injuries to workers on my property.
7. I UNDERSTAND that I may not delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done. Any person working on my direct supervision and must be employed by me, which means that I must comply with laws requiring the withholding of federal income tax and social security contribution under the Federal Insurance Contributions Act (FICA) and must provide workers’ compensation for the employee. I understand that my failure to follow these laws may subject me to serious financial risk.
8. I UNDERSTAND that, as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirement that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.
9. I UNDERSTAND that I may obtain more information regarding my obligations as an employer from the Internal Revenue Service, the United State Small Business Administration, the Florida Department of Revenue. I also understand that I may contact the Florida Construction Industry Licensing Board at 850-487-1395 or www.myfloridalicense.com for more information about licensed contractors.

10. I am aware of, and consent to: an owner-builder building permit applied for in my name and understand that I am the party legally and financially responsible for the proposed activity at the following address: _____.

11. I agree to notify the City of Pahokee- immediately of any additions, deletions, or changes to any of the information that I have provided on this disclosure.

Licensed contractors are regulated by laws designed to protect the public. If you contract with a person who does not have a license, the Construction Industry Licensing Board and Department of Business and Professional Regulation may be unable to assist you with any financial loss that you sustain as a result of a compliant. Your only remedy against an unlicensed contractor or employee of an individual or firm is injured while working on your property, you may be held liable for damages. If you obtain an owner-builder permit and wish to hire a licensed contractor, you will be responsible for verifying whether the contractor is properly licensed and the status of the contractor's workers compensation coverage.

Before a building permit can be issued, this disclosure statement must be completed and signed by the property owner and returned to the local permitting agency responsible for issuing the permit. A copy of the property owner's driver license, the notarized signature of the property owner, or the other type of verification acceptable to the local permitting agency is required when the permit is issued.

I, the owner of the property legally described as **(attach a copy of Warranty Deed):**

Permit No. _____ Address: _____

do hereby certify that I have read the foregoing, and am aware of my responsibilities and liabilities for construction work on the above-described property. I do hereby covenant and agree to abide by each of the aforesaid stipulations. I further understand that any falsification of the above statement constitutes fraud and may result in revocation of this permit.

Owner's signature

Owner (print)

Date

The foregoing instrument was acknowledge before me this _____ day of _____, 20__ by _____ (Name of person acknowledging) who is personally known to me or who has produced _____ (type of I.D.) as identification and who did/did not take an oath.

Notary Signature

Stamp

Pursuant to Florida Law, Chapter 489 Part 1, property owners qualified to act as their own contractor **must personally appear at the Building Department and sign the permit application.**