

OWNER/BUILDER DISCLOSURE STATEMENT

State law (Statute 489.103 (7)) 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 SUPERVISE THE CONSTRUCTION YOURSELF.** You may build or improve a one or two family residence or a farm outbuilding. You may also build or improve a commercial building at a cost of \$75,000.00 or less. The building must be for your own use and occupancy. It may not be built for sale or lease. If you sell or lease a building you have built yourself within one year after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. **YOU MAY NOT HIRE AN UNLICENSED PERSON AS YOUR 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.** Any person working on your building who is not licensed must work under your supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes and zoning regulations.

I certify that I am the owner of the property located at _____
Sanibel, Florida, and I will abide by the above conditions while performance of the construction is being
accomplished in relation to this Permit.

STATE OF FLORIDA
COUNTY OF LEE

x _____
signature

BEFORE ME personally appeared _____ who executed the foregoing
instrument for the purposes therein expressed.
Proof of identification _____.

NOTARY PUBLIC

PRINTED NAME OF NOTARY

Name _____ Date _____

Construction Address _____

This department understands that as an owner you have the right to build on your property. As a public service to protect you and the investment in your property, this department has put together this information.

Please read and initial each paragraph. If you do not understand a paragraph the clerk of the Building Official will be happy to explain it to you.

1. I hold title to the above property, will live at said property for a minimum of one year, and plan on doing all construction.
Initial _____

2. I understand that as an owner-builder I must abide by all zoning ordinances and building regulations in effect at the time of permit application.
Initial _____

3. I have a copy of the 2004 FBC (Florida Building Code), and understand that this department and its inspectors are there to help enforce and interpret the code. *There is a copy of the code in this office for review, but we cannot give you a copy free of charge.*
Initial _____

4. I understand that the building official and inspectors are not there to design, alter or give advice on how to meet the code—only to ensure structure meets the minimum code.
Initial _____

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

6. I understand that if I compensate any person or company for work performed they are required to have a business license in this jurisdiction.
Initial _____

7. I understand that if any person gets injured on my construction project, they are entitled to workmen's compensation. In addition, if they do not possess a workmen's compensation policy I could be held liable for all doctor and related costs which could include loss of wages during recovery from their injury.
Initial _____

8. I understand that under state and local laws I can not do any Electrical, Plumbing, or HVAC work on my property with out first obtaining the proper permits. All work exceeding \$750.00 must obtain all necessary permits.
Initial _____

I have read, understand and will abide by all of the above information.

Signature

Date

Thank you for your cooperation.