



CONSTRUCTION SERVICES DEPARTMENT
 401 Clematis St
 West Palm Beach, FL 33401
 Telephone: 561/805-6700
 Fax: 561/805-6676

"The Capital City of the Palm Beaches"

OWNER /BUILDER DISCLOSURE STATEMENT
CHAPTER 489, PART I, FLORIDA STATUTES

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 with certain restrictions even though you do not have a license. **Owner must personally appear and sign the permit application.** You must provide direct, onsite supervision of the construction yourself. 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 \$75,000. 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 yourself within 1 year after the construction is complete, the law will presume that you built or substantially improved it 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. 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 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.

According to Florida law, consumers who hire unlicensed construction contractors face a fine of up to \$5,000.

Chapter 455.22B of the Florida Statutes allows the Florida Department of Business and Professional Regulation (DBPR) to request the Circuit Court to impose a civil penalty of \$500 to \$5,000 on individuals who aid and abet unlicensed construction contractors. They may also be liable for court costs. The Statute for aiding and abetting is defined as anyone who employs an unlicensed contractor or company.

Consumers who hire such a contractor face not only victimization by shoddy workmanship, no follow-up service and inferior products; they face potential difficulties with the law.

To check as to a contractor's license, DBPR has a toll free hotline **(1-866-532-1440)** which consumers can call. In addition to verifying a contractor's license, information can be obtained as to whether any complaints have ever been filed on a State level.

I hereby acknowledge that I have read and understand the above notice on this _____ day of _____ 20 _____

 Owner/Builder Signature

 Owner/Builder Printed Name

State of _____

County of _____

Sworn to and subscribed before me this _____ day of _____ 20 _____ by,
 _____, who is personally known or has produced _____
 as identification.

 Notary Signature

 Print, Type or Stamp Name of Notary