



OWNER'S DISCLOSURE STATEMENT

Property Owner Name: _____

Property Address: _____

Parcel Number: _____

Codes of Laws of the State of South Carolina, as amended Title 40, Chapter 59, Article 1, Section 40-59-260 requires residential construction to be done by licensed residential builders and specialty 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 builder even though you do not have a license. You must supervise the construction yourself. You may build or improve a one-family residence, two-family residence, or a farm outbuilding. The building must be for your own use and occupancy. It may not be built for sale or rent. If you sell or rent a building you have built yourself within two years after the construction is complete, the law will presume that you built it for sale or rent, which is a violation of this exemption. You may not hire an unlicensed person as your residential builder or specialty 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. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations."

If a residential building or structure has been constructed by an owner under this exemption, the owner of the residential building or structure must promptly file as a matter of public record a notice with the register of deeds, indexed under the owner's name in the grantor's index stating that the residential building or structure was constructed by the owner as an unlicensed builder. Failure to do so revokes the statutory exemption.

Signature of Owner

Date

Signature of Witness

Witness (Printed)

Signature of Witness

Witness (Printed)

STATE OF SOUTH CAROLINA, County of _____

I, _____, Notary Public for the State of South Carolina, do hereby certify that _____ personally appeared before me (Property Owner Name)

the ____ day of _____, 20____ and acknowledged the due execution of the foregoing instrument.

Notary Public Signature

(Place Notarial Seal Here)

My Commission Expires: _____