**City of Aiken**
**Building Inspection Division**
**214 Park Ave SW, Aiken, SC 29801**
**(803) 642-7675**

# Owner Builder Disclosure Statement

The Building Inspection Division under the authority of the Codes of Laws of the State of South Carolina, 1976, as amended, Title 40, Chapter 59, Article 1, Section 40-59-260, is providing the undersigned owner builder this disclosure statement.

State law 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 or two-family residence. 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.**

Chapter 59, 40-59-260(E) If a residential building or structure has been constructed by an owner under the exemption provided for in this section, 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.

Property Address:_____

Tax Map Number:_____ Permit Number:_____

**I have read and understand the above Owner Builder Disclosure Statement.**

Print Owner's Name as it appears on Deed:_____

_____ _____
Signature of Owner Date

**State of South Carolina**
**County of Aiken**
I, _____ , Notary Public for the state of South Carolina, do hereby certify that

_____ personally appeared before me this _____day of

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

_____
Notary Public for South Carolina

My Commission Expires: _____

Revised April 4, 2012