

Pickens County Building Codes
222 McDaniel Ave., B-10, Pickens SC 29671
Telephone (864) 898-5950 Fax (864) 898-5795

Owner Builder Disclosure Statement

The Building Codes Department 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 the 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, zoning regulations and are subject to all applicable building inspections during construction as required by adopted building codes.**

If the 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 exemption.

Address: _____
Tax Map Number: _____
Owner Builder(s): _____
Printed Name(s): _____
Witness 1: _____ Witness 2: _____

State of South Carolina
County of Pickens

The foregoing instrument was acknowledged before me this date _____
By _____ (name of person acknowledged)

Sworn and subscribed before me this _____ day of _____, 20 _____

_____ (SEAL)

Notary Public for South Carolina

My commission Expires: _____

FILING FEE: \$10.00