



STATEMENT FOR INDIVIDUALS WANTING TO BUILD THEIR OWN HOMES

(THIS STATEMENT MUST BE RECORDED IN THE REGISTER OF DEEDS OFFICE OF SPARTANBURG COUNTY)

DISCLOSURE STATEMENT

State Law requires residential construction be performed 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 used 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 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 contractor. It is your responsibility to make sure that people employed by you have licenses as required by State Law and by County or Municipal Ordinances. Your construction must comply with all applicable laws, ordinances, building codes and land use regulations.

I, _____ do hereby acknowledge that the residential building or structure was constructed by the owner as an unlicensed builder on property at _____, as

identified on County Tax Map Parcel _____ or

Lot Number _____ as recorded in

Plat Book _____ Page _____ or as referred to in

Deed Book _____ Page _____ and that this statement has been recorded in the Register of Deeds Office of Spartanburg County on this date of _____

Property Owner _____
(Please sign)

Date _____

Builder of Dwelling _____

Date _____

Filing Fee: \$10.00



State License Exemption Request for Homeowners

*City of Spartanburg Building Office
440 S Church St.
Spartanburg, S. C. 29306
Phone: (864) 596-2041 Fax: (864) 596-2360*

State law requires residential construction be done by licensed residential builders and specialty contractors. You have applied for a permit under an exemption to the 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 (2) 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.

To qualify for this exemption, you as 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.

By signing this form, you acknowledge receiving the "Disclosure Statement" required to be filed, your responsibilities as outlined and will abide by all applicable laws, ordinances, building codes, and zoning regulations.

Address: _____ Tax Map Number _____

Owner(s) Signature: _____

Printed Name(s): _____ Date _____