



CITY OF LIGHTHOUSE POINT
BUILDING/ZONING DEPARTMENT
3701 N.E. 22 Avenue, Lighthouse Point, Florida 33064

**OWNER/BUILDER AFFIDAVIT &
DISCLOSURE STATEMENT FORM**

PERMIT # _____

The provisions of Chapter 489 F.S. require 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 even though you do not have a license. **YOU MUST PERFORM, OR SUPERVISE THE CONSTRUCTION YOURSELF.**

You may build or improve a one-family residence, within any twelve (12) month period. **PROVIDED THE RESIDENCE IS FOR YOUR OWN USE AND OCCUPANCY, IT MAY NOT BE BUILT FOR SALE OR LEASE.** If you sell or lease a building you have built or improved yourself within the one (1) year period after the construction is complete, the law will presume that you built it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person as your contractor, or your on-site supervisor. The construction must be performed according to Building Codes and Zoning Regulations. It is your responsibility to make sure that people employed by you have licenses and insurance required by State law and by City licensing ordinances.

Therefore, the Owner/Builder declares: I understand and agree:

1. Construction is for **“MY OWN USE AND OCCUPANCY”** (CH. 489 F.S.) for a period of not less than one (1) year from date of Certificate of Occupancy (C.O.) or Certification of Completion (C.C.)
2. All construction will be in accordance with all Building and Zoning Codes; and I will demonstrate technical ability to personally supervise permitted work to meet all codes.
3. That I am responsible for all work, and that proper provision has been made to carry the necessary Public Liability and Property Damage Insurance; withholding of Social Security and Federal Income Taxes, as required by law, and providing Worker’s Compensation when unlicensed persons are hired to help me.
4. I shall not employ any contractor, whether verbal or in writing, unless properly licensed by the State or Broward County for any part of the work and may be subject to “siding and abetting unlicensed contractors” substantial fines if I hire unlicensed ones.
5. That the application for a building permit as an Owner/Builder within one (1) year after completion of another Owner/Builder building in Florida shall be construed as engaging in contracting which is a violation of the Owner/Builder exemption, and is subject to a fine and/or imprisonment.
6. And, I certify that I have not completed a building under an Owner/Builder permit within the past twelve (12) months anywhere in Florida.
7. I understand that the Building Department and Inspectors cannot instruct me or advise me as to the required steps needed for required inspections.

Pursuant to Florida Law, Chapter 489 PART I, property owners qualified to act as their own contractor **must personally appear at the building department and sign the permit application, and deliver this Affidavit.**

OWNER/BUILDER AFFIDAVIT & DISCLOSURE STATEMENT FORM

I, the owner of the property legally described as (attach copy of Warranty Deed)

Street Address _____

Lot _____ Block _____ Subdivision _____

Do hereby certify, that I have read the foregoing, and am aware of my responsibilities and liabilities for construction work on the above-described property. I do hereby covenant and agree to abide by each of the aforesaid stipulations. I further understand that any falsification of the above statements constitutes fraud and may result in revocation of this permit. I understand "Stop Work" order and or Code Enforcement fines may also be employed to ensure statutory limits recited above honored.

Owner Print Name

Owner Signature

Date

State of Florida
County of Broward

The foregoing instrument was acknowledged before me this _____ day of _____ 20____
by _____, who is personally known to me or who, has
produced _____ as identification and who did/did not take an
oath.

Signature of Person Taking Acknowledgement

Printed Name of Person Taking Acknowledgement