



Town of South Congaree  
 119 West Berry Road  
 West Columbia, SC 29172  
 803-755-2760

# OWNER BUILDER DISCLOSURE STATEMENT

Form  
 O-2020-1

Name \_\_\_\_\_ Date \_\_\_\_\_

Construction Address \_\_\_\_\_ Contact Phone \_\_\_\_\_

TMS # \_\_\_\_\_ Permit Date \_\_\_\_\_

Description of work to be done: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

As a property owner you have the right to build on your own property. You can apply for and receive a building permit without obtaining a Business License.

**IF YOU CANNOT AGREE TO ALL OF THE ITEMS, YOU MUST USE A LICENSED CONTRACTOR.**

1. I am the owner of the above property and I am planning on doing all construction. Initial \_\_\_\_\_
2. I understand that as an owner-builder, I must abide by all zoning ordinances and building regulations in effect at the time of permit application. Initial \_\_\_\_\_
3. A copy of the 2015 International Building Codes is on-line office for review. Initial \_\_\_\_\_
4. I understand that the Building Official is not there to design, alter, or give advice on how to meet code - only that the structure meets minimum code requirements. Initial \_\_\_\_\_
5. I understand that as Owner-Builder that any contract disputes with sub-contractors and I may be handled in a civil court with the advice of an attorney. This Department will **not** mitigate any contract disputes. Initial \_\_\_\_\_
6. I understand that if any person gets injured on my construction project, they are entitled to workmen's compensation. If they do not possess a workmen's compensation policy, I could be held liable.
7. I understand that under state and local laws I cannot perform any electrical, plumbing, or heating & air work on my property without first obtaining the proper licenses and permits. If you are sub-contracting the mechanical, plumbing, electrical and/or gas, that contractor is required to obtain a Business License and Job Permit for that portion of work. Initial \_\_\_\_\_

8. *S.C. Code Section 40-59-260*

*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.*

Initial \_\_\_\_\_

I have read, understand and will abide by all the above information.

\_\_\_\_\_  
Owner-Builder Signature

\_\_\_\_\_  
Date

\_\_\_\_\_  
Staff Signature

\_\_\_\_\_  
Date

Thank you for your cooperation.

**Town of South Congaree**  
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West Columbia, SC 29172  
803-755-2760 x 101 - Phone  
803-755-0456 - Fax