



Town of James Island, SC
1122 Dills Bluff Road
Charleston SC 29412
843) 795-4141
Jamesislandsc.us

Town of James Island, SC
DEPARTMENT OF BUILDING AND ZONING

Owner Builder Disclosure Statement

1. The Town of James Island Building Department is providing this disclosure statement to the undersigned owner builder of residential property under the authority of the Code of Laws of the State of South Carolina, 1976, as amended by Title 40, Chapter 59, Article 1, Section 40-59-260.

2. **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 build 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.

At the time an owner personally appears and signs the building permit application, the local permitting agency shall provide the owner with all forms necessary to comply.

If a residential building or structure has been constructed by an owner under the exemption, 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.

Nothing in this statement may be construed to authorize an owner of a residential building or structure to hire a person or entity that is not licensed or registered in accordance with this chapter.

Listed Owner Requesting Self-Builder Approval

Date

Property Location

Tax Map Number

Description of Work As Described on Building Permit

Signature



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Owner Builder Disclosure Statement Continued

I, _____, have read and understand the requirements for being a self-builder. I understand that under law I cannot sell or rent this property for two years as a self-builder. I request that as a self-builder that this statement be recorded with the Register of Deed and that the record show that I, _____, am the owner and self-builder of the structure located at:

Signature

Date

Witness 1

Date

Witness 2

Date

Statutory Short Form Acknowledgement

State of _____ County of _____

The foregoing instrument was acknowledged before me this _____ day of _____, _____ by their maker.

Notary Public (Commission Expires: _____)

[Seal]