

OWNER - ACKNOWLEDGEMENT



Name: \_\_\_\_\_

Date: \_\_\_\_\_

Construction Address: \_\_\_\_\_

TMS # \_\_\_\_\_

Permit Date: \_\_\_\_\_

*As a property owner you have the right to build on your own property. You can apply for and receive a building permit. So that you are fully aware of the consequences and liabilities of doing so, this information has been compiled for you. 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. There is a copy of the 2006 International Building Codes in this office for review, but we cannot give a copy free of charge. 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 myself may be handled in a civil court with the advise of an attorney. This Department will *not* mitigate any contract disputes. Initial \_\_\_\_\_
- 6. I understand that if I compensate any person or company for work performed they are required to have a business license in the Town of Gaston. If they do not possess a business license I will be responsible and liable for the cost of the license. Initial \_\_\_\_\_
- 7. 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. Initial \_\_\_\_\_
- 8. 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. Initial \_\_\_\_\_

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

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

Thank you for your cooperation.

Steve Martin, Building Official

Town of Gaston  
131 N. Carlisle St.  
P.O. Box 429  
Gaston, SC 29053

(803) 796-7725  
Office

(803) 739-5793  
Fax

(803) 394-8591  
Cell



## TOWN OF GASTON

### DISCLOSURE STATEMENT

The Codes Enforcement Division 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 the 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 improve any 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 that you have built yourself within two years after the construction is completed, 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 persons 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.

Pursuant to South Carolina Code Section 40-59-260 (e), the owner must promptly file a PUBLIC RECORD NOTICE, provided by the permitting office, in the Register of Deeds office for Lexington County upon completion of the construction. The undersigned acknowledges the above notice and acknowledges the receipt of the PUBLIC RECORD NOTICE that must be filed in the Register of Deeds office.

Date: \_\_\_\_\_

Owner - Builder signature: \_\_\_\_\_

Owner - Builder printed name: \_\_\_\_\_

Address / Description of Property: \_\_\_\_\_

Tax map number of Property: \_\_\_\_\_



# TOWN OF GASTON PUBLIC RECORD NOTICE

The undersigned does hereby state that I am the owner of the below described property and that I have constructed a residential building or made improvements to the existing structure on the property and that I am not a licensed contractor.

I understand that I must promptly sign and file this statement in the Register of Deeds office and upon failure to do so, the statutory exemption shall be revoked.

Date: \_\_\_\_\_

Owner - Builder signature: \_\_\_\_\_

Owner - Builder printed name: \_\_\_\_\_

Address / Description of Property: \_\_\_\_\_

Tax map number of Property: \_\_\_\_\_