



City of Lighthouse Point Building/Zoning Department

3701 NE 22<sup>nd</sup> Avenue Lighthouse Point, Florida 33064

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Owner/Builder Affidavit - Disclosure Statement 489.103(7) F.S.

State law requires 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 supervise the construction yourself. You may build or improve a one-family or two-family residence or a farm outbuilding. You may also build or improve a commercial building at a cost of \$25,000.00 or less. The building must be 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 yourself within one (1) year after the construction is complete, it will be presumed 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. 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. Any person working on your building who is not licensed must work under your supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, all as prescribed by law. Your construction must comply with all applicable laws, ordinances building codes and zoning regulations. The Florida Department of Professional Regulation (DPR) can request the Circuit Court to impose a civil penalty of up to \$5,000 per incident and also be entitled to the collection of fees and costs incurred. For your information the Owner/Builder may become liable and responsible for the employees he hires to assist in the construction project. This responsibility may include the following where required by law:

- A. Workers' compensation (for workers injured on the job).
- B. Social Security Tax (must be deducted from the employee's wages and matched with the owner's funds).
- C. Unemployment Compensation (may or may not be required).
- D. Liability Coverage.
- E. Federal Withholding Tax.

I acknowledge that as an Owner/Builder, I \_\_\_\_\_ am obligated to actually, physically, build the structure or do the work that I have permitted.

I understand that if I am not physically doing the work or physically supervising free labor from friends or relatives, that the violation of not physically doing the work, and the use of unlicensed contractors at the construction site, will cause the project to shut down by the inspection staff of the Broward County Building and Permitting Division. Additionally, state statutes allow for additional penalties. I also understand that if this violation does occur, that for the job to proceed, I will have a licensed contractor come in and obtain a new permit as taking the job over. I understand that if I hire subcontractors under a contract price, that they must be licensed to work in Broward County, i.e. masonry, drywall, and carpentry. Contractors licensed by the Broward County Central Examining Board or the State of Florida are required to have workers' compensation and liability insurance coverage.

I will assume full responsibility as an Owner/Builder Contractor and will personally supervise or do all work allowed by law on the permitted structure. (Attach copy of Warranty Deed) Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Property Owner Address \_\_\_\_\_

\_\_\_\_\_  
Owner/Builder Signature

\_\_\_\_\_  
Telephone Number

State of Florida

County of Broward

Sworn to (or affirmed) and subscribed before me by means of \_\_\_physical presence or\_\_\_online notarization. This \_\_\_day of \_\_\_\_\_ 20\_\_\_ by (owner name) \_\_\_\_\_  
\_\_\_\_\_ personally known. Or by I.D. \_\_\_\_\_.

\_\_\_\_\_  
Signature of Notary Public - State of Florida

\_\_\_\_\_  
Print, Type, or Stamp Commissioned Name of Notary Public