

**DISCLOSURE STATEMENT
and
NOTICE OF UNLICENSED RESIDENTIAL BUILDER**

**Cherokee County Department of Building Safety
110 Railroad Avenue Gaffney, SC 29340
Phone # 864-487-2561 Fax # 864-902-1100**

State Law requires 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.

To qualify for this exemption, you as 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. The undersigned owner represents that said owner is constructing a residential building or structure on the below property as an unlicensed builder, and that said owner will file this Notice with the register of deeds as required by law.*

Address: _____ Tax Map #: _____

Owner-Builder(s) _____
(Signature)

Printed Name(s) _____

Witness 1: _____
(Signature)

Witness 2: _____
(Signature)

Printed Name: _____

Printed Name: _____

State of South Carolina)

)

Acknowledgement

County of Cherokee)

I, the undersigned Notary Public, do hereby certify that the above named Owner-Builder(s) personally appeared before me this day and acknowledged the due execution of the foregoing instrument.

Sworn and subscribed before me this _____ day of _____, 20____

_____(SEAL)

Notary Public for South Carolina

My Commission Expires: _____

***All persons with an interest in the subject property must execute and file this form.**