



*City of Lighthouse Point*  
*Building Department*  
3701 NE 22 Avenue Lighthouse Point, FL 33064  
Office 954-943-6509 / Fax 954-784-3447

## **OWNER/BUILDER AFFIDAVIT & DISCLOSURE STATEMENT FORM**

**PERMIT #** \_\_\_\_\_

The provisions of Chapter 489 F.S. require 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 PERFORM, OR SUPERVISE THE CONSTRUCTION YOURSELF.**

**Therefore, the Owner/Builder declares: I understand and agree:**

1. I understand that building permits are not required to be signed by a property owner unless he or she is responsible for the construction and is not hiring a licensed contractor to assume responsibility.
2. I understand that, as an owner-builder, I am the responsible party of record on a permit. I understand that I may protect myself from potential financial risk by hiring a licensed contractor and having the permit filed in his or her name instead of my own name. I also understand that a contractor is required by law to be licensed in Florida and to list his or her license numbers on permits and contracts.
3. I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for **my own use or occupancy. It may not be built or substantially improved for sale or lease.** If a building or residence that I have built or substantially improved myself is sold or leased within **1 year after the construction is complete**, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption.
4. I understand that I may not hire an unlicensed person to act as my contractor or to supervise persons working on my building or residence. It is my responsibility to ensure that the persons whom I employ have the licenses required by law and by county or municipal ordinance.
5. I understand that it is a frequent practice of unlicensed persons to have the property owner obtain an owner-builder permit that erroneously implies that the property owner is providing his or her own labor and materials. I, as an owner-builder, may be held liable and subjected to serious financial risk

for any injuries sustained by an unlicensed person or his or her employees while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage for injuries to workers on my property.

6. I agree that as the party legally and financially responsible for this proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers. I also understand that the construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

## **OWNER/BUILDER AFFIDAVIT & DISCLOSURE STATEMENT FORM**

I, the owner of the property legally described as (attach copy of Warranty Deed)

Street Address \_\_\_\_\_

Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_

Do hereby certify, that I have read the foregoing, and am aware of my responsibilities and liabilities for construction work on the above-described property. I do hereby covenant and agree to abide by each of the aforesaid stipulations. I further understand that any falsification of the above statements constitutes fraud and may result in revocation of this permit. I understand "Stop Work" order and or Code Enforcement fines may also be employed to ensure statutory limits recited above honored.

\_\_\_\_\_  
Owner Print Name

\_\_\_\_\_  
Owner Signature

Date \_\_\_\_\_

State of Florida

County of Broward

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_ by \_\_\_\_\_, who is personally known to me or who, has produced \_\_\_\_\_ as identification and who did/did not take an oath.

\_\_\_\_\_  
Signature of Person Taking Acknowledgement    Printed Name of Person Taking Acknowledgement