

Port St. Lucie Building Department

Homeowner Builder Notice

FLORIDA STATUTE requires construction to be done by a licensed contractor. An exemption under that law, FLORIDA STATUTE 489.103.7, allows you, as the property owner, to act as your own contractor with CERTAIN RESTRICTIONS, even though you do not have a license. You must PROVIDE DIRECT, ON-SITE, SUPERVISION OF THE CONSTRUCTION YOURSELF. You may build or improve a ONE OR TWO FAMILY DWELLING. You may build or improve a commercial building, if the cost does not exceed \$25,000.00* and the residence or building must be for YOUR OWN USE AND OCCUPANCY AND NOT OFFERED FOR SALE OR LEASE. Your construction must comply with all applicable LAWS, ORDINANCES, BUILDING CODES AND ZONING REGULATIONS.

A. OFFERING FOR SALE OR LEASE

If the building is sold or leased within one year of Certificate of Occupancy, the law presumes that the building was not built for your own use and occupancy and was built in violation of this exemption.

B. APPLICABLE CODES AND ORDINANCES

All construction must meet Building, Zoning, Engineering, and Health Department regulations. Commercial buildings shall also meet the requirements of the St. Lucie County Fire Prevention Bureau and the requirements of any other authoring having

C. DIRECT ONSITE SUPERVISION

The construction of the building must be done or directly supervised by you. You may not delegate the responsibility for supervising the work to a licensed contractor who is not licensed to perform the scope of the work being done. You may not hire an unlicensed contractor to supervise PEOPLE WORKING ON YOUR BUILDING. You must personally appear and sign the building permit application

D. PEOPLE WORKING ON YOUR BUILDING

You may not hire an unlicensed person to act as your (sub)contractor. It is your responsibility to make sure that people employed by you have licenses required by state and county and municipal ordinances. Any person who is not licensed must work under your direct supervision and must be employed by you. This means you must DEDUCT FICA AND WITHHOLDING TAX AND PROVIDE WORKER'S COMPENSATION AND LIABILITY COVERAGE. YOU MAY ALSO HAVE TO PROVIDE UNEMPLOYMENT COMPENSATION. PLEASE NOTE, items listed above may not be inclusive.

PLEASE CONTACT THE CONTRACTOR LICENSING DIVISION AT (561) 871-5132 IF YOU HAVE ANY QUESTIONS.

THE ATTACHED AFFIDAVIT MUST BE COMPLETED AND SIGNED BY THE OWNER BUILDER AND NOTARIZED BY THE CONTRACTOR LICENSING SECRETARY.

Port St. Lucie Building Department

PORT ST. LUCIE BUILDING DEPARTMENT HOME OWNER BUILDER AFFIDAVIT

PERMIT NUMBER: _____

County Of: _____ Applicant Name: _____
State of: _____ Current Address: _____
Daytime Phone: _____

**BEFORE ME THIS DAY PERSONALLY APPEARED _____
WHO, BEING DULY SWORN, DEPOSES AND SAYS (S)HE IS THE OWNER OF PROPERTY
DESCRIBED AS PORT ST. LUCIE SECTION _____ BLOK _____ LOT _____,
LOCATED AT _____, AND THAT (S)HE IS BUILDING OR IMPROVING EITHER
A ONE OR TWO FAMILY DWELLING OR COMMERCIAL PROJECT COSTING \$25,000 DOLLARS OR
LESS. (COMMERCIAL WORK DOES NOT INCLUDE ANY ELECTRICAL WORK).**

PLEASE INITIAL BEFORE EACH STATEMENT

- _____ I understand that the building must be for my own use and occupancy.
- _____ I understand that anyone hired to do work on the building shall be; A state certified contractor and/or licensed by the City of Port St. Lucie Contractor's Licensing Division or and employee of the owner builder.
- _____ I understand if any person is acting as my employee I must deduct FICA and Federal Withholding Tax and provide Worker's Compensation for that employee.
- _____ I understand that I must actively supervise all work as it is being constructed.
- _____ I understand that all licensed contractors must have current Worker's Compensation and Liability as required by State law.
- _____ I understand that failure to comply with any local or State codes and regulations shall result in the City of Port St. Lucie Building Department issuing a Stop Work Order and requiring a licensed contractor to complete the project.
- _____ I understand that per Florida Statute, violators are subject fines of up to \$1,000.00 and up to one year in jail for each violation.
- _____ I understand that as an Owner Builder I have the same obligations as a licensed contractor to meet all State and local codes and regulations and am subject to both local and State penalties for failure to do so.
- _____ I understand that if I sell or lease the building within one year of receiving a Certificate of Occupancy, the law presumes that I did not construct the building for my own use and occupancy and was built in violation of State law.

Signature of Homeowner Builder

Sworn and subscribed to me this _____ day of _____, 20 _____

Notary Public State of Florida
A valid form of photo identification was presented by the applicant:

Type: _____ Issued by: _____
Number _____ Expiration Date: _____

Homeowner Builder Affidavit