

STATEMENT OF DISCLOSURE & UNDERSTANDING

S.C. Code section 40-59-260 exempts an owner/s of residential property who improve/s the property or who builds or improves structures or appurtenances on the property if the owner does the work themselves, with their own employees, or with licensed contractors; provided that the structure, group of structures, or appurtenances, including the improvements, are intended for the owner's sole occupancy or occupancy by the owner's family and are not intended for sale or rent, and provided further that the general public does not have access to structures or appurtenances on the property.

Proof of sale or rent or the offering for sale or rent of the structure by the owner-builder within two (2) years after completion or issuance of a Certificate of Occupancy is prima facie evidence that the project was undertaken for the purpose of sale or rent, and subjects the applicant to state and/or county penalties.

As used in this item "sale" or "rent" includes an arrangement by which an owner receives compensation in money, provisions, chattel, or labor from the occupancy, or the transfer of the property of structure (s) on the property.

If a residential building or structure has been constructed by an owner under the exemption provided for in this section, 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 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.

This document shall be taken to the register of deeds.

Nothing in the South Carolina Builders Commission Licensing Law for Builders and Home Inspectors section 40-59-260 may be construed to authorize an owner of a residential building or structure to hire a person or entity that is not licensed or registered in accordance with this chapter.

I, the undersigned, understand and agree to the above conditional requirements as the owner-builder on property located at:

Signature: _____

Printed Name: _____

Current Address _____

Date: _____

NOTARY PUBLIC _____

MY COMMISSION EXPIRES _____