



City of

Tega Cay, South Carolina

Phone: (803) 548-3513 | Fax: (803) 548-1400 | Website: www.tegacaysc.org

Address: 7725 Tega Cay Drive, Tega Cay, SC 29708

HOMEOWNER'S DISCLOSURE STATEMENT

State law requires residential construction to be done by licensed residential builders and 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 builder even though you do not have a license. Please be advised of the following requirements you will be responsible for under a homeowner disclosure statement.

1. You must supervise the construction yourself.
2. You may build or improve a one-family or two-family residence.
3. The building must be for your own use and occupancy.
4. It may not be built for sale or rent.
5. If you sell or rent a building you have built yourself within **two (2) 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.
6. You may not hire an unlicensed person as your residential builder or licensed contractor. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licenses ordinances.
7. All construction methods and materials 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 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.

By signing this form, you acknowledge receiving the "Disclosure Statement" required to be filed, your responsibilities as outlined and will abide by all applicable laws, ordinances, building code and zoning regulations.

Address: _____ Tax Map Number: _____

Owner(s) Signature: _____

Printed Name(s): _____

The homeowner's disclosure statement will need to be **completed and notarized** at the York County Register of Deeds office located in the Government Center.

Address: 6 South Congress St., York, SC 29745

This form will need to be filed at the York County Register of Deeds before we can accept it and process any permits. Once the form has been filed please upload a copy of both pages to the City of Tega Cay's online permit portal.



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Address: _____ Tax Map Number: _____

Project Description: _____

Owner Builder Printed Name

Owner Builder Signature

Witness 1 Printed

Witness 1 Signature

Witness 2 Printed

Witness 2 Signature

STATE OF SOUTH CAROLINA, County of York

BEFORE ME, this _____ day of _____, _____,
personally appeared himself / herself in applying to do his / her own work on the premises
described above, be true.

Notary Public for South Carolina

Date: _____

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