



CITY OF CRESTVIEW

GROWTH MANAGEMENT DEPARTMENT

Building Permits & Inspections

P. O. Drawer 1209, Crestview, Florida 32536
Phone (850) 689-1618/1619 Fax (850) 689-4575

August 21, 2012

Subject: Policy regarding Organizations acting as Owner-Builders

Florida State Statute 489. Contracting

489.103 Exemptions.—This part does not apply to:

(7)(a) Owners of property when acting as their own contractor and providing direct, onsite supervision themselves of all work not performed by licensed contractors:

1. When building or improving farm outbuildings or one-family or two-family residences on such property for the occupancy or use of such owners and not offered for sale or lease, or building or improving commercial buildings, at a cost not to exceed \$75,000, on such property for the occupancy or use of such owners and not offered for sale or lease. In an action brought under this part, proof of the sale or lease, or offering for sale or lease, of any such structure by the owner-builder within 1 year after completion of same creates a presumption that the construction was undertaken for purposes of sale or lease.

(c) To qualify for exemption under this subsection, an owner must personally appear and sign the building permit application and must satisfy local permitting agency requirements, if any, proving that the owner has a complete understanding of the owner's obligations under the law as specified in the disclosure statement in this section.

Pursuant to State Statute 489.103, a property owner who wishes to qualify as an Owner-Builder must appear in person to sign their Permit. In order to qualify as an Owner-Builder, the property owner must provide proof of ownership. Documentation such as a warranty deed must be provided and the owner's personal name must be reflected on the deed. If the property is owned by more than one individual, such as a husband and wife or multiple family members, the permit may be pulled by any owner whose personal name is on the deed. The Statute applies to individual owners, and not to officers or agents of a Corporation or Organization. If the property is owned by an organization or corporation, and not an individual person, a licensed contractor will be required to pull the building permit. Implementation of this policy will ensure that the City of Crestview is following the Statutes in regards to the Owner-Builder exemption.

Thank you,

Jonathan Bilby, MCP
Building Official