



# TOWN OF HYPOLUXO BUILDING DEPARTMENT

7580 S. Federal Highway  
Hypoluxo, FL 33462-6034  
Phone: 561.582.0155  
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Email: hypoluxo@hypoluxo.org

Permit # \_\_\_\_\_

## OWNER-BUILDER AFFIDAVIT & DISCLOSURE STATEMENT FORM

State law 489.103 requires 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 with certain restrictions even though you do not have a license. You must provide direct, onsite supervision of the construction yourself. You may build or improve a one-family or two-family residence. The building or residence must be for your own use or occupancy. It may not be built or substantially improved for sale or lease. If you sell or lease a building you have built or substantially improved yourself within one year after the construction is complete, the law will presume that you built or substantially improved it for sale or lease, which is a violation of this exemption. You may not hire an unlicensed person to act as your contractor or supervise people working on your building. It is your responsibility to make sure that people employed by you have licenses required by state law and by county or municipal licensing ordinances. You may not delegate the responsibility for supervising work to any licensed contractor who is not licensed to perform the work being done. Any person working on your building who is not licensed must work under your direct supervision and must be employed by you, which means that you must deduct F.I.C.A. and withholding tax and provide workers' compensation for that employee, as prescribed by law. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

**NOTE:** Chapter 455.228 of the Florida Statutes allows the Florida Department of Business and Professional Regulation (DBPR) to request the Circuit Court to impose a civil penalty of \$500 to \$5000 on individuals who aid and abet unlicensed contractors. They may also be liable for court costs. Aiding and abetting is defined by the statute as anyone who employs an unlicensed contractor or company. "Consumers who hire such a contractor face not only victimization by shoddy workmanship, no follow-up service, and inferior products; they face potential difficulties with the law."

I \_\_\_\_\_, the owner of the property located at \_\_\_\_\_  
(Print Name)

Property Control Number 26-43-45 - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ - \_\_\_\_ (attach copy of current homestead exemption) do hereby certify that I have read forgoing and am aware of my responsibilities and liabilities for construction work on the above described property and to 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 cancellation of this permit and legal ramifications.

(Owner Signature)

STATE OF FLORIDA  
COUNTY OF PALM BEACH

Sworn to (or affirmed before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, by \_\_\_\_\_

Who is personally known to me or has produced as identification \_\_\_\_\_

\_\_\_\_\_ Notary Public – State of Florida

\_\_\_\_\_ Name of Notary typed, printed or stamped

(Seal)