



HOMEOWNER AFFIDAVIT

Notice: The purpose of this affidavit is to make you aware of the practice of unlicensed contractors requiring the homeowner to obtain a building permit in order to circumvent the licensing law and from being liable for any injuries on the jobsite, nonpayment (which may result in liens), and local code requirements.

As a property owner, you have the right to apply for a permit to construct, add-on, or remodel a single-family residence and its accessory structures only if you will be or are now residing in the dwelling. However, you must have a State of Tennessee General Contractor's License if you build or remodel a single-family residence with the intent to sell or lease that residence. Pursuant T.C.A § 62-6-103, an owner of property may construct a single residence once every two years, for their own use, and not for resale, lease, or rent. Anyone hired by the homeowner would be considered a general contractor or a construction manager, and they are not exempt from the license requirements. Permits to remodel or build a single-family home are issued with the condition that you, the property owner, will reside in the residence.

When you obtain your own permits to construct or remodel, you then become your own general contractor and become personally responsible for all phases of construction. You are allowed to permit and perform any electrical wiring, gas piping, mechanical, and plumbing. However, if subcontractors are hired, you are also responsible for ensuring anyone hired to perform electrical wiring, gas piping, mechanical, and plumbing are properly licensed to work within the City of Kingsport and obtain the necessary permits.

If during the construction process you decide to hire a general contractor, it will be necessary for you to notify our office immediately. The general contractor will be required to obtain a separate building permit for the completion of the project. Should the property be advertised for sale or lease during the construction process while you are operating as the owner/general contractor, a notice may be sent to the State of Tennessee Board for Licensing Contractors for investigation.

I certify I have read this Affidavit and that the single-family residence that I am constructing or remodeling at address:

_____ is for my own personal residence and not with the intent to sell or lease.

Print Name

Signature

Date