

Livingston County Building Department

Homeowner Permit Policy

The Michigan Licensing Law gives the homeowner an exemption to act as the general contractor if the homeowner is building their own residence for their own personal use. This means that in the case of your own single family residence (not a duplex or apartment building) the homeowner may act as the general contractor, even though a licensed builder may be significantly involved.

Section 339.2403 of the Michigan Occupational code state the following:

A person may engage in the business of or act in the capacity of a residential builder without having a license if the person is:

An owner of the property with reference to a structure on the property for the owner's own use and occupancy.

If the Homeowner acts as the general contractor and obtains the building permit you should be aware of the following:

That as the permit holder, the homeowner incurs all of the liability and all of the responsibility that the licensed contractor would normally assume:

This means that:

- ❖ It will be the homeowners responsibility to correct any code violations, even if the contractor or any other person (s) did the work.
- ❖ The homeowner can be held liable for any injury which occurs on the job, whether it is to a builder's or sub-contractor's employee. The homeowner is responsible for workers compensation, all withholding taxes both for federal and state, and FICA taxes for all persons on the job.
- ❖ In the event of an occurrence beyond the builder's control – (lawsuit, ect...), which causes the builder to be unable to complete the work, the homeowner will be legally responsible for the completion of the job.

I _____ have read and understand the above.
(PLEASE PRINT NAME)

(SIGNATURE)

(DATE)
