

**Livingston County Department of
Building and Safety Engineering**

Homeowner Permit Policy

The Michigan Licensing Law gives the homeowner an exemption to act as the general contractor if the homeowner is building his own residence for his own use. This means that in the case of his 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. 339.2403 of Michigan Occupational Codes states:

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 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 pulls the permit he should be made 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.

That means that:

It will be the homeowners responsibility to correct any code violations even if the contractor or any other persons did that work.

The homeowner can be held liable for any injury which occurs on the job, whether it is to a builder's or subcontractor's employee. The homeowner is responsible for workers compensation, all withholding taxes, both federal and state, and fica taxes for all persons on the job.

In the event of an occurrence beyond the builder's control (lawsuit etc) which causes the builder to be unable to complete the work, the homeowner will be legally responsible for completion of the job.

I, _____ have read and understood the above.

(Please print)

(Signature)

(Date)