WEXFORD COUNTY BUILDING DEPARTMENT

401 N. Lake Street
Cadillac MI 49601
Phone: (231) 779-9465
Email: building@wexfordcounty.org
Website: www.wexfordcounty.org

MACK ERICKSON
Building Official
CHAD KANOUSE
Electrical Inspector
MATTHEW SCHNEIDER
Mechanical Inspector
NICHOLAS GROSS
Plumbing Inspector
STEFANIE BURTON
Building Department Assistant

HOMEOWNERS AFFIDAVIT

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 the homeowner may act as the general contractor, even though a licensed builder may be significantly involved. This exemption does not apply to an apartment building or duplex.

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 in 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 world normally assume:

This means that:

- It will be the homeowner's 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, etc…), 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)

"Section 23a of the State Construction Code Act of 1972, Act No. 230 of the Public Acts of 1972, being section 125.1523a of the Michigan Compiled Laws, prohibits a person from conspiring to circumvent the licensing requirements of this state relating to persons who are to perform work on a residential building or a residential structure. Violators of Section 23a are subjected to civil fines."