



TOWN OF DEERFIELD

Building Commissioner
8 Conway Street
South Deerfield, MA 01373
Voice: 413.665.1400
Facsimile: 413.665.1411
Web: www.deerfieldma.us

HOMEOWNER ADVISORY

IF YOU ARE APPLYING FOR A BUILDING PERMIT AS A HOMEOWNER

- Homeowner is defined as a person who owns a parcel of land on which they reside, or is intending to reside, in a one or two family dwelling, with attached or detached structures accessory to such use and/or farm structures. **If you do not meet this definition, a building permit cannot be issued to you as a homeowner.**
- You will be **personally responsible** for all work on this project.
- You **must** supervise all work.
- You are responsible to see that all work meets the Massachusetts State Building Code and the Town Zoning By-Laws.
- You **must** call the Building Department to **schedule all required building inspections.**
- You **must be present for all of the building inspections.**
- You have waived all right to the Massachusetts Guaranty Fund.
- You are the General Contractor of the project and a court of law will view you as such if you are sued, or if you should have the need to sue another party.
- Your subcontractors may lien your property.
- Any worker injured on your project may sue you if you or the company they work for does not carry Workmen's Compensation Insurance.
- Failure to carry Workmen's Compensation insurance may result in criminal penalties, i.e. fines and/or imprisonment. (Reference MGL c. 152 § 25)

This warning has been assembled because we have found that a majority of those citizens who sign the Homeowner's Exemption Form are not aware of the responsibilities that go along with assuming the construction responsibilities.

Your signature below verifies you have read this warning and understand its requirements.

Signature _____

Date _____



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HOMEOWNERS' EXEMPTION ELIGIBILITY AFFIDAVIT

I, _____ (*insert full legal name*), born _____ (*insert month, day, year*), hereby depose and state the following:

1. I am seeking a building permit pursuant to the homeowners' exemption to the permit requirements of the Massachusetts State Building Code, codified at 780 CMR 110.R5.1.3.1, in connection with a project or work on a parcel of land to which I hold legal title.
2. I am not engaged in, and the project or work for which I am seeking the aforementioned homeowners' exemption, does not involve the field erection of manufactured buildings constructed in accordance with 780 CMR 110.R3.
3. I qualify under the State Building Code's definition of "homeowner" as defined at 780 CMR 110.R5.1.2:
Person(s) who owns a parcel of land on which he/she resides or intends to reside, on which there is, or is intended to be, a one-or two-family dwelling, attached or detached structures accessory to such use and/or farm structures. A person who constructs more than one home in a two-year period shall not be considered a home owner.
4. I do not hold a valid Massachusetts construction supervision license and, except to the extent that I qualify for and will abide by the Massachusetts State Building Code's requirements for the supervision of the project or work on my parcel, I am not engaged in construction supervision in connection with any project or work involving construction, reconstruction, alteration, repair, removal or demolition involving any activity regulated by any provision of the Massachusetts State Building Code.
5. If I engage any other person or persons for hire in connection with the aforementioned project or work on my parcel, I acknowledge that I am required to and will act as the supervisor for said project or work.

Signed under the pains and penalties of perjury on this _____ day of _____, 20____.

(Signature)