



**BERKELEY  
COUNTY SC**

**RICH HISTORY.  
BRIGHT FUTURE.**

*One Berkeley*

**BERKELEY COUNTY  
BUILDING AND CODE ENFORCEMENT**

Henry Jackson  
Chief Building Official

10/20/2020

## Owner Builder Disclosure

Per the Code of Laws of the State of South Carolina, Title 40, Chapter 59, Article 1, and Section 40-59-260 the Berkeley County Building Department will be enforcing that all newly constructed one and two-family dwelling units and any improvements to include additions and remodels except for porch/deck additions. Berkeley County will not require owner builder's to be filed with uninhabitable additions and accessory structures.

In accordance with the above State Law, you must promptly file this disclosure statement with the Register of Deeds, as a matter of public record, indexed under your name in the grantor's index, stating that you, as an unlicensed builder constructed the residential building or structure. Failure to do so revokes the statutory exemption. In addition to the filing of this disclosure, you must follow the stated regulations below:

“You must supervise the construction yourself. You may build or improve any one-family or two-family residence. The building must be for your own use and occupancy. It may not be built for sale or rent. If you sell or rent the building you have built for yourself within two years after the construction is complete, the law will presume that you built it for sale or rent, which is in violation of this exemption. The restriction on the sale or rental of the building expires two years after construction is complete. You may not hire an unlicensed person as your residential builder or specialty contractor. It is your responsibility to make sure that people employed by you have the licenses required by state law and by Berkeley County's licensing ordinances. Your construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.

Henry Jackson  
Building Official  
843-719-4291  
Berkeley County Government