

Permit Number: _____

Parcel Number: _____

Property Owner Waiver

Minnesota State Contractor Licensing Requirements

The purpose of this form is to have property owners acknowledge their responsibilities to the Minnesota State Building Code, to Zoning Ordinances, and to other applicable rules and regulations when they are acting as general contractor in building projects.

I understand that the State of Minnesota requires that all Residential Building Contractors, Remodelers, and Roofers, obtain a State License unless they qualify for a specific exemption from the licensing requirements. By signing this waiver, I attest to the fact that I am building or improving my property by myself. I claim to be exempt from the State License requirements because I am not in the business of building on speculation or for resale and this is the first residential structure that I have built or improved in the past 24 months.

I acknowledge that because I do not have a State License, I forfeit any mechanic's lien rights to which I may otherwise have been entitled under Minnesota State Statute 514.01.

I acknowledge that I may be hiring independent contractors to perform certain aspects of the construction or improvement of this property. Some of these contractors may be required to be licensed by the State of Minnesota. I understand that unlicensed residential contracting, remodeling, and/or roofing activity is a misdemeanor under Minnesota State Statute 326.92, subdivision 1, and that I forfeit my rights to reimbursement from the Contractor's Recovery Fund in the event that any contractors that I hire are unlicensed.

I also acknowledge that as the contractor on this project, I am solely and personally responsible for any violations of the State Building Code and/ or jurisdictional Ordinance in connection with the work performed on this property.

Signature or Property Owner

Project Address

Date

Please return this signed waiver with the Building Permit Application.

To determine whether a particular contractor is required to be licensed, or to check on the licensing status of an individual contractor, call the Minnesota Department of Labor and Industry, Licensing Division at 651/ 284- 5065, or toll-free at 1-800/ DIAL-DLI (342-5354).



OWNER AS CONTRACTOR

Owners, as defined in state statute 326.802, Subdivision 11 "Is a person who has any legal or equitable interest in real property." And as the owner, you can legally obtain a building permit for work on the property you own.

The *owner* must also live at the property to do any work that requires a professional business license (i.e. plumbing, electrical, mechanical).

When the owner, as described above, requests a building permit and indicates he/she will be the general contractor, the owner has agreed to do the work and assume all liabilities of the work done on said property including but not limited to:

- Have knowledge of all the appropriate codes
- Provide complete and accurate documents for permit process
- Making sure that all required inspections are called for and completed
- Financial responsibility for all materials and labor for the project
- Provide all necessary insurance/workers compensation
- Oversee workmanship and quality

Also, it shall be the duty of the applicant for permit to make sure the work will remain accessible and exposed for inspection purposes. Neither the Building Official nor the City of Hastings shall be liable for expense entailed in the removal or replacement of any material required to allow inspection.

As the owner/contractor, and the applicant for this building permit, I have read and agree to this statement.

Project address _____

Applicant: _____

Date: _____

[Do-it-Yourself Guidelines for Homeowners](#)

[In Hastings, homeowners \(owner/occupant of a single-family home\) can get permits for the work they intend to do themselves.](#)

[The person who obtains a permit is responsible for making sure the work is done in compliance with all regulatory standards and codes.](#)

[Homeowners that are unable to do certain aspects of the construction or improvement of their house, may need to hire independent contractors. These contractors may be required to be licensed by the State of Minnesota.](#)

[By doing unlicensed residential contracting, remodeling and/or roofing, is a misdemeanor under Minnesota Law, and the owner would forfeit their right to reimbursement from the contractor's Recovery Fund in the event that any contractors are unlicensed.](#)

[If you are planning a do-it-yourself project, browse through our design guidelines and information sheets on our website. If you have additional questions, feel free to contact the Department of Building Safety.](#)