

# TOWN OF WALES, MA.

## HOMEOWNER WARNING NOTICE

### IF YOU ARE APPLYING FOR A BUILDING PERMIT AS A HOMEOWNER

- A 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 are responsible to see that all work meets the Massachusetts State Building Code and the Town Zoning By-Laws.
- You must supervise all work.
- You must contact the Bldg. Dept. to schedule all required inspections.
- You must be present for all inspections.
- You have waived all rights 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 property may sue you, if you, or the company they work for, does not carry Workman's Compensation Insurance.
- Failure to carry Workman's Comp. Ins. may result in criminal penalties, i.e. fines and /or imprisonment (Reference MGL c. 152 Sec. 25).
- It is not the responsibility of the Building Department to quote, give explanations or advice on, or about, Massachusetts Building Code. It is your responsibility to understand and follow all codes.

This warning has been assembled due to a majority of those citizens that sign a Homeowner's Exemption Form are not aware of ALL the responsibilities, when assuming the General Contractor Responsibilities.

Your signature below verifies you have read this warning and fully understand its meanings and the ramifications of being General Contractor.

Signature \_\_\_\_\_ Date \_\_\_\_\_

Property \_\_\_\_\_ Permit # \_\_\_\_\_