



July 5, 2019

**Department of Planning,
Zoning & Building**

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To: All Affected Property Owners in Palm Beach County
From: Doug Wise, Palm Beach County Building Official 
Subject: Changes to Owner/Builder Affidavit & Disclosure
Statement Form

Due to legislative changes enacted by House Bill 447 2019, the Owner Builder Affidavit and Disclosure Statement has been modified under Section 4 to now read:

*"I understand that I may build or improve a one-family or two-family residence or a farm outbuilding. I may also build or improve a commercial building if the costs do not exceed \$75,000. The building or residence must be for my own use or occupancy. It may not be built or substantially improved for sale or lease, **unless I am completing the requirements of a building permit where the contractor listed on the permit substantially completed the project.** If a building or residence that I have built or substantially improved myself is sold or leased within 1 year after the construction is complete, the law will presume that I built or substantially improved it for sale or lease, which violates the exemption."*

This change has been made to allow owners of real property to assume and complete open and inactive permits which were pulled and substantially completed by licensed contractors even if the home is listed for sale. This provision only applies to open/inactive permits pulled by licensed contractors for permits issued for one or two family dwellings, townhomes, or an individual residential condominium unit or cooperative unit. County staff will continue to accept the old form for 6 months for new permits except in the case of an owner which is desiring to utilize the new provision to assume an inactive permit substantially completed by a licensed contractor.

The revised PPM PB-O-024, Owner Builder Permits & Contracting Exemptions, along with the Affidavit & Disclosure Statement can be found on our website [PB-O-024](#).