

Property owner waiver

Minnesota state contractor licensing requirements

The purpose of this form is to have property owner acknowledge 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 exception 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 except from the state licensing 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 improve 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 the 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 326B.082, Subdivision 16, and that I forfeit my rights to reimbursement from the Contractors 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 the property.

Address: _____ Zip code: _____

Permit number: _____

Signature of property owner

Date

Please submit this signed waiver with the building permit application.

To determine whether a particular contractor is required to be licensed, or to check on the license status of an individual contractor, call the Minnesota Department of Labor and Industry Licensing Division at 651.284.5065, or toll-free at 1.800.342.5354.