

City of Harriman

BUILDING AND CODES DEPARTMENT
300 N. ROANE STREET
POST OFFICE BOX 433
Harriman, Tennessee 37748

Maria Nelson
Building Inspector

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Home Owner Agreement

As a property owner, you have the right to apply for a permit with your self as contractor to construct or remodel a single-family residence.

However, you must have a State of Tennessee General Contractor's License if you build a single-family residence with the intent to sell or lease the residence which exceeds \$350,000. No one shall make more than (1) application for a permit to construct a single residence or shall not construct more than one (1) single residence within a period of two (2) years without a contractor's license. Permits for a new single-family home are issued with the condition that you the property owner will reside in the residence.

If you remodel a single-family residence with the intent to sell or lease the residence which exceeds \$25,000 you must have a State of Tennessee General Contractor's license. For renovations between \$3,000 and \$25,000 it is recommended that the home owner hire a Home Improvement contractor licensed with the State of Tennessee.

When you obtain your own permit to construct, you become your own "general contractor" and become personally responsible for the coordination of all phases of the construction, workmanship, and materials on the site. You are also responsible for being certain that all appropriate permits are received for electrical wiring, plumbing and gas piping and appliance installation, and sewer connection. It is your responsibility to call for all inspections required under the codes adopted by the City of Harriman and by the State of Tennessee and to obtain a Certificate of Occupancy prior to occupying the residence.

If during the construction process you decide to hire a general contractor, it will be necessary for you to notify our office immediately. The general contractor will be required to obtain a separate building permit for the completion of the project. Should the property be advertised for sale or lease during the construction process while you are operating as the owner/general contractor, a notice will be sent to the State of Tennessee Board for Licensing Contractors for investigation.

The Building inspections Office/Building Inspector can't and will not be a consultant to the owner/builder, or give any construction advice in any of the trades other than the code meanings or interpretation. The Building Official suggests and strongly recommends that the owner/builder obtain a licensed contractor in the appropriate trade as a consultant and assistant when needed.

I _____, do hereby certify I have read this Agreement and pursuant to TCA 62-6-103 (2) (A&B) the single family residence that I am constructing at _____ is being constructed for my own personal residence and is not for resale, lease, rent or other similar purposes; or the building is exempt pursuant to the provisions of TCA 62-6-102(3)(D)(I). I have not obtained a

Permit # _____

building permit to construct a residence in the last two (2) years prior to this date in Roane County, Tennessee.

I _____, do hereby certify I have read this Agreement and that the single family residence that I am renovating at _____ does not exceed \$25,000 and should it do so I understand a general contractor is required and a new permit must be obtained.

Owner: _____

Date: _____

Notary Public: _____

Date: _____

Commission expires: _____