



## ***TOWN OF DEERFIELD***

*Building Commissioner*  
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South Deerfield, MA 01373  
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### **HOMEOWNER WARNING NOTICE**

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

- 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 **must** supervise all work.
- You are responsible to see that all work meets the Massachusetts State Building Code and the Town Zoning By-Laws.
- You **must** call the Building Department to **schedule all required building inspections.**
- You **must be present for all of the building inspections.**
- You have waived all right 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 project may sue you if you or the company they work for does not carry Workmen's Compensation Insurance.
- Failure to carry Workmen's Compensation insurance may result in criminal penalties, i.e. fines and/or imprisonment. (Reference MGL c. 152 § 25)

***This warning has been assembled because we have found that a majority of those citizens who sign the Homeowner's Exemption Form are not aware of the responsibilities that go along with assuming the construction responsibilities.***

***Your signature below verifies you have read this warning and understand its requirements.***

Signature \_\_\_\_\_

Date \_\_\_\_\_