

AFFIRMATION OF LANDOWNER

NAME OF LANDOWNER: _____ PERMIT # _____

ADDRESS OF PROPERTY
COVERED BY PERMIT: _____

The Maryland Home Builder Registration Act prohibits the issuance of building permits unless the home builder is registered with the State and the builder's registration number is included on the building permit. Later, a Home Builder Guaranty Fund was created to provide compensation to consumers who contract with a registered builder to construct their home and later encounter problems with the construction.

The purpose of the Home Builder Registration Act is to protect consumers. **Only consumers whose homes are constructed by a registered builder are eligible for compensation from the Home Builder Guaranty Fund. Consumers who sign this Affirmation of Landowner may not be protected by consumer protection laws and will not be eligible to make a claim against the Home Builder Guaranty Fund.**

The Act does **permit a landowner to obtain a building permit for construction to be performed directly by the landowner solely for the landowner's own use.** In order to obtain a permit that does not contain the registration number of a builder, the landowner has to affirm as follows:

1. I understand that the Maryland Home Builder Registration Act was passed to provide landowners like me with certain protections and that I could lose the benefits of those protections if I ever entered into a contract with an unregistered builder.
2. I understand that builders of new homes in the State of Maryland must be registered with the Home Builder Registration Unit of the Consumer Protection Division of the Office of the Attorney General.
3. I understand that a permit can only be issued to a registered home builder for installation of a modular or mobile home.
4. I have title to property located in the State of Maryland and am seeking a building permit for that land.
5. **I am requesting this building permit for construction to be performed directly by me on my own land, solely for my own use.**

6. **I have not entered into a contract with any person or company to erect or otherwise construct the new home covered by this permit, including a contract for somebody to manage, oversee, or supervise in anyway the construction of the home.** I will not enter into such a contract without first notifying the building permit office of the name of the person or company so that its builder registration status can be determined and, if registered, the builder's name and registration number can be added to the building permit. **I understand that a builder cannot perform any work on the new home until this information has been added to the permit.**

7. I understand that I may be deemed to have violated the Home Builder Registration Act if I enter into any contract for the sale of the new home covered by this permit under circumstances indicating that it was never my intention to use the completed home as my own.

8. To the extent known, the name of the subcontractors who will be working on my home and the areas in which they will be providing excavating, foundation, framing, plumbing, electrical, roofing, etc. are as follows:

<u>Company</u>	<u>Work Provided</u>
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

I, _____, of _____
 (Landowner's name - print) (Address)
 hereby certify upon personal knowledge and under penalty of perjury, that these affirmations are complete, accurate, and true.

 Name_____

 Date