

Cautionary statement for owners applying for building permits on one and two-family homes

An owner of a dwelling who resides, or will reside, in the dwelling and who applies for a building permit to perform work on that dwelling is exempt from requirements to hold a Dwelling Contractor license and Dwelling Contractor Qualifier license.

This information is provided to the owner of a one- or two-family home who applies for a building permit, as required by Wisconsin Statutes s. [101.65\(1r\)](#).

If the owner hires a contractor to perform work under the building permit and the contractor is not bonded or insured as required under s. [101.654 \(2\) \(a\)](#), the following consequences might occur:

- a) The owner may be held liable for any bodily injury to or death of others or for any damage to the property of others that arises out of the work performed under the building permit or that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.
- b) The owner may not be able to collect from the contractor damages for any loss sustained by the owner because of a violation by the contractor of the one- and 2-family dwelling code or an ordinance enacted under sub. [\(1\) \(a\)](#), because of any bodily injury to or death of others or damage to the property of others that arises out of the work performed under the building permit or because of any bodily injury to or death of others or damage to the property of others that is caused by any negligence by the contractor that occurs in connection with the work performed under the building permit.

The owner, by signing below, acknowledges that they reside, or will reside, in the dwelling and that they have read the consequences for hiring a contractor that is not bonded or insured.

LMS Record #:			
Street Address:			
Signature:		Date:	
Print Name:			