



CITY OF LAS CRUCES

Homeowner’s Responsibilities for Building a Home, or for Alterations, Repairs or Improvements to a Home or Property With a Homeowner’s Permit

Please check the appropriate statement	
I plan to:	
	Build a single-family home that will be owned and occupied by me ; OR
	Alter, repair or make improvements to a home owned and occupied by me; OR
	Build or improve a free-standing storage building located on my residential property; OR
	Build or install a wall or fence on my residential property; OR
	Make other improvements _____ to my residential property for which a permit is required. (Please specify)

A Homeowner’s Permit carries serious responsibilities and is not appropriate for everyone.

Please read each of the following statements. If you agree with a statement and your answer to it is “yes”, then place a check mark in the blank.

If you do not answer “yes” to every statement, you should **seriously reconsider** applying for a Homeowner’s Permit.

You are required to submit this checklist (signed, with each item marked) with your Homeowner’s Permit application package. This signed checklist will be kept on record with the permit application as proof of your assumption of the risks and liabilities associated with a Homeowner’s Permit.

<input type="checkbox"/> Yes <input type="checkbox"/> No	I understand I must apply for my Homeowner’s Permit by myself and cannot delegate this task to anyone.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I am familiar with the construction process and know enough about building to be my own homeowner-builder.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I am familiar with the Las Cruces Building Code (Chapter 30, LCMC) and the 2006 Residential Building Code.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I will comply with all applicable building codes and requirements.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I will call for inspections at appropriate times and will make my premises accessible to the inspector.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I understand that a re-inspection and a re-inspection fee will be required if any work does not meet code and/or I call for an inspection when work is not ready and/or the work to be inspected is not accessible to the inspector.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I understand that by taking out a Homeowner’s Permit, I am acting as my own homeowner-builder.

<input type="checkbox"/> Yes <input type="checkbox"/> No	I understand that, as the homeowner-builder, I can hire subcontractor(s) to perform all or any portion of the work. Licensed sub-contractors will be held responsible for their work which may require separate permitting.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I understand that before I hire any subcontractor, I must verify with the Construction Industries Division that he is duly licensed in New Mexico to perform the type of work for which I intend to hire him.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I understand that, as the homeowner-builder, I may physically do the work myself and/or hire employees.
<input type="checkbox"/> Yes <input type="checkbox"/> No	If I hire anyone (besides a licensed contractor) to assist me in building, altering or repairing, I understand that person will be my employee and under my direction.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I will pay hourly wages to my employee(s) and will offer no other form of compensation.
<input type="checkbox"/> Yes <input type="checkbox"/> No	If I hire any employee(s), I understand I must have, or must secure, my own State and federal employer tax numbers.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I will make my State and federal employer tax numbers available to the City of Las Cruces upon request.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I will withhold all required State and federal taxes, Social Security, etc. from the wages I pay to my employee(s).
<input type="checkbox"/> Yes <input type="checkbox"/> No	I will make my payroll records available to my inspector upon his request.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I understand that I must carry Workers' Compensation Insurance if I employ a total of three or more persons (not including subcontractors).
<input type="checkbox"/> Yes <input type="checkbox"/> No	I understand that if I have less than three employees, I may carry Workers' Compensation Insurance, but am not required to do so.
<input type="checkbox"/> Yes <input type="checkbox"/> No	I understand that if I do not carry Workers' Compensation Insurance, I may be financially responsible if any of my employees are injured while working on my premises. This financial liability will include employee(s) for whom I was not required to carry Workers' Compensation Insurance.
<input type="checkbox"/> Yes <input type="checkbox"/> No	If I hire a subcontractor and he does not carry Workers' Compensation, I understand I may be financially responsible if any of his workers are injured while working on my premises.
<input type="checkbox"/> Yes <input type="checkbox"/> No	If I hire a "construction manager" or "superintendent" or "foreman" to oversee my work, I understand such a person will be my employee and I will pay him hourly wages and no other form of compensation.
<input type="checkbox"/> Yes <input type="checkbox"/> No	If I hire a "construction manager" or "superintendent" or "foreman" to oversee my work, I understand that, as the homeowner-builder, I am still the responsible party for compliance with all building codes and construction requirements and for the quality and completion of all contracting work performed under my Homeowner's Permit by my subcontractor(s), employee(s) and me.
<input type="checkbox"/> Yes <input type="checkbox"/> No	If I hire a GB-2 or GB-98 licensed contractor to supervise my work, I must void my Homeowner's Permit. The licensed contractor must permit the project under his own license.

<input type="checkbox"/> Yes <input type="checkbox"/> No	<p><u>I understand that if I do not want to be responsible for the quality and completion of all work on my home and for compliance with all building codes and construction requirements, I should not obtain a Homeowner's Permit. Rather, I should hire a licensed general contractor to take over those responsibilities.</u></p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>If I am building my own home and during the process of building, I decide not to own and/or occupy the home when it is completed, I understand that I am no longer eligible for a Homeowner's Permit. At that time, I will immediately cancel my Homeowner's Permit and hire a licensed general contractor to complete the work.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand my Homeowner's Permit is only for general construction building. Any electrical, mechanical or plumbing work must be permitted separately.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand electrical and/or plumbing work must be performed by a properly licensed contractor unless I have demonstrated my ability to do such work by passing a homeowner's examination administered by the electrical or plumbing inspector for jurisdiction in which I am building my home. This includes: (1) Having my submitted plans approved and (2) obtaining all required permits and calling for required inspections.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand that under no circumstances can I perform HVAC or natural gas work under my Homeowner's Permit and I must hire an appropriately licensed subcontractor who will obtain his own permit for performing such work.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand that if I hire a subcontractor to do the electrical and/or plumbing work, that subcontractor must obtain his own permit for his portion of the work.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand that I must call for and pass all required inspections, including a final inspection, in order to obtain a Certificate of Occupancy.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand the law requires I may not occupy my home (or addition to my home) until a Certificate of Occupancy has been issued by the Building Official for the City of Las Cruces.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand that if I disregard the law and occupy my home (or addition) prior to final inspection, no Certificate of Occupancy will be issued to me after final inspection or at any time in the future.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand I may have difficulty in closing on a construction loan, refinancing my home or selling my home in the future if I do not follow all laws and procedures and obtain a Certificate of Occupancy.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand the Certificate of Occupancy will clearly state my home (or addition) was built under a Homeowner's Permit.</p>
<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>I understand that I will have limited remedies available to me through the Construction Industries Division and/or the Construction Industries Commission because I have assumed the responsibilities for this project that would have normally been assumed by a licensed general contractor.</p>

I have read the above statements and understand the requirements and responsibilities that accompany a Homeowner's Permit, and I agree to be bound by all applicable codes, law, rules, regulations, requirements and responsibilities.

Signature of Homeowner

Print Name: _____

Address: _____

Telephone: (_____) _____

Email: _____

Date: _____

NOTE: This signed copy is to be attached to the Homeowner's Permit application. A photocopy is to be given to the homeowner named above.