



Town of New Braintree
20 Memorial Drive
New Braintree, Massachusetts 01531

BUILDING DEPARTMENT

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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 are responsible to see that all work meets the Massachusetts State Building Code and the Town Zoning By-Laws.
- You **must** supervise all work.
- You **must** contact the Building Department to **schedule all required inspections.** (*Contact information listed above for your convenience.*)
- You **must be present for all the building inspections.**
- You have waived all rights to the Massachusetts Guaranty Fund. (*Reference MGL c. 142A Sec. 1 and 201 CMR18.*)
- 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 property 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 Sec. 25).
- It is not the responsibility of the Building Department to quote, give explanations or advice on or about Massachusetts Building Code. It is your responsibility to understand and follow all codes.

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 ALL the responsibilities that go along with assuming the General Contractor of construction responsibilities.

Your signature below verifies you have read this warning and understand its meanings, requirements, and ramifications of being the General Contractor or your project.

Printed Name: _____ Signature: _____ Date: _____

Property: _____

Permit #: _____