



**THOMSON – MCDUFFIE COUNTY PLANNING**  
**COMMISSION 210 RAILROAD STREET, SUITE 1544**  
**THOMSON, GEORGIA 30824**  
**PHONE 706-595-5355 FAX 706-595-4204**

***Construction Agreement Acknowledgement Disclosure***  
***Thomson-McDuffie County Code of Ordinance***

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**Can property owner build home without a license?**

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*Yes, property owners may construct a building or structure which is for their own use and **not for use by the general public and not offered for sale or lease.** If you sell or transfer the building or structure, you will **not** be allowed to build another for a period of **two years**, unless you obtain a license or hire someone who is licensed to oversee the construction. See **local ordinance** and **O.C.G.A. 43-41-17 (h)** for complete details.*

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***A person building their own home or structure are still responsible for the following:***

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- 1) Ensuring that clear deed and plat has been approved by this city or county.**
- 2) Ensure that structure is built on the property with approved road frontage and property line setbacks.**
- 3) Provide two sets of complete plans including foundation, structural, electrical, mechanical, and plumbing drawings as required by ordinance for approval. (Failure to obtain construction, electrical, mechanical, and plumbing permits may result in STOP WORK ORDER and FINES.)**
- 4) Permits once obtain must be displayed at the job site visible to the roadway.**
- 5) Inspection request must be made in timely order by calling 706-595-5355 two days prior to request day. (Failure to obtain inspection or failing to have required inspection may result in fine of \$125.00 per missed inspection, and may require third party verification paid by homeowner.)**
- 6) Once all inspections have been conducted and all documents of certification have been provided to this office a certificate of occupancy may be issue and will have a date listed that the cannot be transferred or sold until date of 2 years has expired.**

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***The Undersigned Agrees As Follows:***

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*Thomson-McDuffie County ordinance requires that residential construction work shall be performed by registered residential builders. I have applied for a do-it-yourself registration. The registration allows me, as the owner of my property, to act as my own residential builder even though I have not registered as a residential builder. I must supervise the construction myself. I may build or improve a single-family residence for use and occupancy only by myself and my family. It may not be built for sale or rent. If I sell or rent a building I have built myself within two years of issuance of certificate of occupancy, it will be presumed (subject to my right to rebut same) that I built the home for sale or rent, which is a violation of the ordinance. I may not hire an unregistered person or entity to perform services for me as a residential builder. It is my responsibility to make sure that people employed by me have the registration certificates required by Thomson-McDuffie County's contractor registration ordinances. My construction must comply with all applicable laws, ordinances, building codes, and zoning regulations.*

**Registrant's Signature:** \_\_\_\_\_ **(must be property owner)**

**Registrant's Printed Name:** \_\_\_\_\_ **Date:** \_\_\_\_\_

**Parcel Number:** \_\_\_\_\_ **Address of Property:** \_\_\_\_\_