

Town of Needham

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. Any dispute between you and your contractors are civil matters.
- 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 have waived all rights to the Massachusetts Guaranty Fund. See MGL c. 142A § 1 and 201 CMR 18.
- If the homeowner subcontracts the work, the responsible party from the subcontractor shall be present for inspections.
- Your subcontractors may lien your property.
- Any worker injured on your project 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 § 25)
- A Building Permit is a document admissible in a court of law.
- For all projects that require excavation the homeowner shall contact Dig Safe by calling 811 at a minimum of three weeks prior to the start of the project.

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 the responsibilities that go along with assuming the construction responsibilities. Your signature below verifies you have read this warning and understand its requirements.

Homeowner’s:

Signature: _____

Name Printed: _____ Date: _____