

Recording Requested By:
**Cochise County Community Development
 Department**
 When Recorded Deliver To:
**Cochise County Community Development
 Department**
1415 Melody Lane
Bisbee, AZ. 85603
520-432-9240

Space Above For Recorder Use Only



COMMUNITY DEVELOPMENT DEPARTMENT

Planning, Zoning and Building Safety

1415 Melody Lane, Bisbee, Arizona 85603

(520) 432-9240

Fax 432-9278

Disclosure Statement - Owner-Builder Amendment to the Cochise County Building Safety Code:

Pursuant to *Section 6 - Recording* contained in the adopted *Resolution R-10-01 - Amendment to the Cochise County Building Safety Code for Owner-Built Rural Residential Dwellings*, which states: "Each time a permit is issued pursuant to this amendment for *Residential Dwellings, Additions or Accessory Structures*, a notice that a permit has been issued pursuant to the provisions of this article shall be recorded with the County Recorder by the Community Development Department". This Disclosure Statement will be recorded to the subject property.

The purpose of this amendment is to exempt a Rural Owner-Builder from the requirement for construction plan review and inspection under the currently adopted version of the Cochise County Building Safety Code, ***provided the parcel proposed for residential construction is located in a Zoning District with a maximum density of four acres per dwelling unit and the proposed parcel is of a size and configuration that conforms with the Zoning District in which it is located.*** This amendment also allows such Owner-Builder to opt to comply with the Cochise County Building Safety Code but with a limited inspection scope, instead of complying with the full inspection requirements contained in the adopted *Building Safety Code*.

NOTE: Applicants for the Owner-Builder Option should check with their financing institution and/or insurance provider to ascertain whether building without review or inspection oversight will affect your ability to obtain a mortgage or homeowner's insurance.

Amendment Option Selected by Owner-Builder (*Initial to left of applicable statement*):

_____ I have voluntarily selected the *Full Construction Plan Review with Limited Building Code Inspection* option of the adopted Owner-Builder Amendment for my residential construction project listed below. I understand that full construction plan review is required under this option with only limited building code inspections in the trade areas of mechanical, electrical, plumbing and fire prevention by the County.

_____ I have voluntarily selected the *No Construction Plan Review with No Building Code Inspection* option of the adopted Owner-Builder Amendment for my residential construction

project listed below. I understand that no construction plan review or building code inspections will be required or completed by the County.

Description of Residential Construction Work included under this disclosure:

By statute, this exemption does not exempt owner-builders from statewide codes such as the plumbing and fire codes and regulations regarding smoke detectors, nor does it exempt owner-builders from fire codes adopted by the fire districts or the County.

I (or) We _____, owner(s)
(Applicant Name(s))

of parcel # _____ located at _____ in
(Physical Address)

_____ agree to comply with all of the requirements
(Town) (State) (Zip Code)

contained in the Owner Built Rural Residential Dwelling amendment to the Cochise County Building Safety Code and all other pertinent state and county regulations.

_____ and (if applicable) _____
Owner Signature Owner Signature

_____ Date _____
Date

When recorded, this document shall be indexed by the county recorder and shall be deemed to give constructive notice as to its contents to all persons thereafter dealing with the real property.

This Instrument was acknowledged before me this _____ Day of _____, 200 __, by
_____ and (if applicable) _____

Notary Public

My Commission Expires: _____