

OWNER ACTING AS CONTRACTOR

Type: Affidavit in Lieu of Contractor Registration

Subtype: RESIDENTIAL

City of Tukwila - Permit Center
6300 Southcenter Blvd, Suite 100,
Tukwila, WA 98188
www.tukwilawa.gov/departments/



OWNER ACTING AS CONTRACTOR

The purpose of RCW chapter 18.27 is to protect the public from unreliable, fraudulent, financially irresponsible, or incompetent contractors. To ensure the public is properly protected, RCW 18.27.020 generally requires all persons and entities who wish to construct, alter, repair, improve, develop, or demolish any building to register as a contractor with the Department of Labor and Industries.

However, RCW 18.27.090(12) allows individuals to act as their own contractor and personally perform work on their own property or personal residence without registering as a contractor, provided the work is not intended to prepare the property for sale, lease, or demolition.

Applicable Regulations:

- [RCW 18.27.140](#)
- [RCW 18.27.090](#)

Resources:

- [L&I Contractor Registry](#)
- [Tukwila Business Licensing](#)
- [Department of Revenue](#)

AFFIDAVIT OF OWNER ACTING AS CONTRACTOR

Please initial each box below to indicate that you understand:

- ☐ I understand that State law requires construction work to be done by a licensed contractor unless an exemption under RCW 18.27.090 applies.
- ☐ I, as an owner-builder, may be held liable and subject to serious financial risk for any injuries caused, or sustained by, an unregistered person or his or her employees, while working on my property. My homeowner's insurance may not provide coverage for those injuries. I am willfully acting as an owner-builder and am aware of the limits of my insurance coverage.
- ☐ I agree that as the party legally and financially responsible for the proposed construction activity, I will abide by all applicable laws and requirements that govern owner-builders as well as employers.
- ☐ I agree not to delegate the responsibility for supervising work to a licensed contractor who is not licensed to perform the work being done.
- ☐ I agree to comply with all applicable laws, ordinances, building codes and zoning regulations.
- ☐ I agree to notify the City of Tukwila immediately of any changes to the permit on record.
- ☐ I am responsible for verifying that any sub-contractors are properly licensed with the State of Washington and have a City of Tukwila business license.
- ☐ I agree to schedule all required inspections for my project. I also understand that I am responsible for resolving any failure to meet code requirements that may be found through inspections.

I will be performing activities of a "contractor," as defined in RCW 18.27.010 on my own residence, or property I own but do not reside in. I will not be performing said activities on my own residence or property for the purpose of selling, demolishing, or leasing the property.

Permit #: _____

Owner's Printed Name: _____

Signature: _____ Date: _____

Commented [AT1]: Nick, this doesn't apply to owner acting as a contractor.