AFFIRMATION OF LANDOWNER

NAME OF LANDOWNER: Tyler & Taylor Gyada PERMIT # 24-06066

ADDRESS OF PROPERTY COVERED BY PERMIT: 17581 Whitestone Dr

The Maryland Home Builder Registration Act prohibits the issuance of building permits unless the home builder is registered with the State and the builder's registration number is included on the building permit. Later, a Home Builder Guaranty Fund was created to provide compensation to consumers who contract with a registered builder to construct their home and later encounter problems with the construction.

The purpose of the Home Builder Registration Act is to protect consumers. **Only consumers whose homes are constructed by a registered builder are eligible for compensation from the Home Builder Guaranty Fund. Consumers who sign this Affirmation of Landowner may not be protected by consumer protection laws and will not be eligible to make a claim against the Home Builder Guaranty Fund.**

The Act does **permit a landowner to obtain a building permit for construction to be performed directly by the landowner solely for the landowner's own use**. In order to obtain a permit that does not contain the registration number of a builder, the landowner has to affirm as follows:

1. I understand that the Maryland Home Builder Registration Act was passed to provide landowners like me with certain protections and that I could lose the benefits of those protections if I ever entered into a contract with an unregistered builder.

2. I understand that builders of new homes in the State of Maryland must be registered with the Home Builder Registration Unit of the Consumer Protection Division of the Office of the Attorney General.

3. I understand that a permit can only be issued to a registered home builder for installation of a modular or mobile home.

4. I have title to property located in the State of Maryland and am seeking a building permit for that land.

5. **I am requesting this building permit for <u>construction to be performed directly by me</u> on my own land, solely for my own use.**

6. **I have not entered into a contract with any person or company to erect or otherwise construct the new home covered by this permit, including a contract for somebody to manage, oversee, or supervise in anyway the construction of the home.** I will not enter into such a contract without first notifying the building permit office of the name of the person or company so that its builder registration status can be determined and, if registered, the builder's name and registration number can be added to the building permit. **I understand that a builder cannot perform any work on the new home until this information has been added to the permit.**

7. I understand that I may be deemed to have violated the Home Builder Registration Act if I enter into any contract for the sale of the new home covered by this permit under circumstances indicating that it was never my intention to use the completed home as my own.

8. To the extent known, the name of the subcontractors who will be working on my home and the areas in which they will be providing excavating, foundation, framing, plumbing, electrical, roofing, etc. are as follows:

Company	Work Provided

I, Tyler Gladu, of 17581 Whitestone Drive, Tall Timbers, MD 20690
(Landowner's name - print) (Address)
hereby certify upon personal knowledge and under penalty of perjury, that these affirmations are complete, accurate, and true.

Tyler Gladu
Name

11/24/2025
Date

Notice - New Home Construction

The Maryland Home Builder Registration Act (the "Act") applies to all new home construction and new home sales contracts. It requires persons or entities who build new homes or enter into contracts to sell new homes to register with the Home Builder Registration Unit of the Consumer Protection Division of the Office of the Attorney General. In 2008, the General Assembly created a Home Builder Guaranty Fund to protect consumers who enter into new home contracts with registered builders.

The Act further provides that a permit for home building may not be issued unless the permit includes the home builder registration number of the registered builder. The requirement as set forth in Business Regulation § 4.5-601(a-c) of the Annotated Code of Maryland is as follows:

§4.5-601. Permits

(a) In general. - Except for a building permit for construction to be performed directly by a landowner solely for the landowner's own use, the building and permits department of a county may not issue a permit for home building unless the permit includes the home builder registration number of a registrant.

(b) Landowner signature required. - Before issuing a permit for home building to a landowner, the building and permits department of a county shall obtain the signature of the landowner affirming that the permit is being issued solely for the purpose of the landowner performing work on the landowner's own property.

(c) Scope of the subtitle. - Nothing in this section shall be construed to relieve a registrant from the obligation to obtain all other permits, licenses, and other authorizations for construction of a new home.

Please note that a landowner who affirms that the landowner will be constructing his or her own home will not be eligible for relief from the Home Builder Guaranty Fund if there are problems with construction of the home.

Additional questions and applications for registration can be obtained by contacting:

Home Builder Registration Unit
Consumer Protection Division
Office of the Attorney General
200 Saint Paul Street, 16th Floor
Baltimore, Maryland 21202
Phone: (410) 576-6573 Toll Free: (877) 259-4525 Fax: (410) 576-6566
www.oag.state.md.us/homebuilder