



# CITY OF OCEANSIDE

Building Division

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I.B. 123

2022 California Codes

1/1/2023-12/31/2025  
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## Owner/Builders Take Note! Informational Bulletin

### A word of caution from the Contractor's State License Board

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*Hiring an unlicensed  
"consultant" to manage  
the project does not save  
you money in the long  
run.*

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experienced contractor  
for your project to hire  
licensed knowledgeable  
tradespersons, the  
contractor becomes  
responsible for all  
phases of construction.*

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Anyone who talks you into being your own general contractor, or "owner/builder," may be doing you no favor.

"Owner/builder" describes a situation in which the homeowner becomes the general contractor. As an owner/builder, you (not the person you hire) assume responsibility for the overall job.

Your responsibilities may include such things as state and federal taxes, workers' compensation insurance, and other legal liabilities. You may be required to hire various subcontractors for your project, scheduling their work and supervising the job. If a worker is injured while working on your property, you could be asked to pay for injuries and rehabilitation through your homeowner's insurance policy.

By signing a building permit application as an owner/builder, you assume full responsibility for all phases of your project and its integrity.

Hiring an unlicensed "consultant" to manage the project does not save you money in the long run. By hiring a licensed experienced contractor for your project to hire licensed knowledgeable tradespersons, the contractor becomes responsible for all phases of construction.

Unless you are very experienced in construction, it is best to leave these matters to your licensed contractor.