



NEW CONSTRUCTION / OWNER-BUILDER DISCLOSURE

This form authorized for use ONLY by active Real Estate Licensee Subscribers of Alaska Multiple Listing Service, Inc.

1 The property you are purchasing was built by one of three types of builders: General Contractor;
2 General Contractor with Residential Endorsement; or an Owner-Builder.

3
4 Be advised AS 08.18.025 requires new construction to be built by a General Contractor with a
5 Residential Endorsement. A General Contractor that does not hold a Residential Endorsement in the
6 State of Alaska has not passed the written exam related to arctic structural and thermal construction
7 techniques and other matters determined by the State of Alaska in consultation with representatives of
8 the construction industry.

9
10 HB 81, which went into effect on June 21, 2006, limits an owner-builder to build one structure every two
11 years. If the builder builds more than one, they are subject to fines under the law.

12
13 As a fully knowledgeable consumer, you are moving forward to purchase with this information. You
14 have been advised of the licensing statutes and have been further advised to check the State of Alaska
15 website relating to contractor licenses:

16
17 <http://www.commerce.state.ak.us/occ/occsearch/main.cfm>

18
19 _____ (Brokerage Office)
20 has advised you to do your research about contractors; there is a difference. Clearly understand your
21 contractor's warranty and ability to complete work under their warranty. A new construction warranty
22 may be available to you for purchase. In addition, it is recommended that you obtain inspections during
23 construction through a fee inspector to ensure that the property is being built to International Code
24 Council (ICC) specifications.

25
26
27 Lot 14 Carol Creek Eagle River AK 99577

28 Property Address

29
30
31 Buyer _____ Date _____

32
33
34 Buyer _____ Date _____

35 Signed by: Dennis Byler 5/27/2026 | 20:29 AKDT 16384

36
37 Owner/Builder Byler Contracting, LLC Date _____ License # _____

38
39
40 *General Contractor is operating under the Residential Endorsement of another license holder whose
41 name and license number is as follows:

42 Signed by: Dennis Byler 5/27/2026 | 20:29 AKDT RESR1642

43
44 Residential Endorsement Holder Byler Contracting, LLC Date _____ License # _____ *