

CONSTRUCTION AND CONTRACTOR'S LIEN LAW

As a property owner, overseeing the construction of a home or a commercial structure can be complex requiring careful attention to a construction contract. As a contractor, a construction contract will help settle disputes or misunderstandings that may arise with the home owner or a project manager of a commercial project. Issues that come up during the course of construction can also lead to acrimonious disputes between contractors and property owners even though both may be acting in good faith if they do not have a clear understanding as to the nature of the work to be performed.

These disputes may result in the threat or imposition of a contractor's lien and court action to enforce that contractor's lien. Properly drafted contracts between property owner and contractor can resolve many of these problems. Proper negotiations in the earlier stages of a dispute can also reduce the expense and acrimony of a dispute that simmers until near the end of a project. A proper understanding of the law and the options available under the law are crucial to a successful conclusion of this sort of dispute.