

Index

ABATEMENT OF PROCEEDINGS

Generally, § 17:22

ACCELERATION

Checklist, § 13:13

Extras, modifications, and delays, §§ 13:10, 13:13

ACCESS TO JUSTICE ACT

Generally, §§ 2:8, 16:18

ACCORD AND SATISFACTION

Settlement, § 17:12

Stipulations, § 17:12

ACCOUNT STATED

Remedies, § 16:11

ACCOUNTS AND ACCOUNTING

Remedies, action for an accounting, § 16:25

ADA [AMERICANS WITH DISABILITIES ACT]

Permits and codes, § 3:5

ADEQUATE ASSURANCES

Terms or conditions of contract, § 7:10

ADHESION CONTRACTS

Generally, § 6:4

ADMINISTRATIVE PROCEDURE

Appeals, § 2:7

ADR

Alternative Dispute Resolution, this index

ADVANCE CLAUSE

Construction lenders, future advance clause, § 11:5

AFFIDAVITS

Construction liens

final contractor's affidavits, §§ 8:29, 8:30

progress payment affidavits, § 8:28

Final contractor's affidavits, §§ 8:29, 8:30

Progress payment affidavits, § 8:28

AGENTS

Contractual, § 7:6

Insurance agents, requirement of local resident agent, § 20:2

AGENTS—Cont'd

Negligence of agents of business entity, § 15:7

AIDING AND ABETTING

Remedies, § 16:26

ALARM SYSTEM CONTRACTORS

Specialty contractors, certification, § 2:10

ALTERNATIVE DISPUTE RESOLUTION

Generally, § 19:1 et seq.

Arbitration, this index

High-low agreements, § 17:21

Mediation, this index

Private trial resolution judges, § 19:28

Settlement

offers, § 17:13

stipulations, § 17:12

Special masters, § 19:28

Terms or conditions of contract

generally, § 7:35

administrative proceedings, § 2:8

AMBIGUITIES

Contracts, §§ 6:8, 6:9

Drawings or specifications, ambiguities and conflicts in, § 13:3

AMENDMENT OF LAW

Effect of amendments of laws, § 4:2

ANTICIPATORY BREACH

Generally, § 14:1

APEX DOCTRINE

Discovery issues, § 17:4

APPEAL

Administrative procedure, § 2:7

Arbitration award, appeal of, § 19:24

APPRAISAL PROCESS

Property insurance, § 20:22

ARBITRATION

Generally, §§ 7:34, 19:3 et seq., App. C

Administrative conference, § 19:17

Agreements to arbitrate, § 7:34

Appeal of award, § 19:24

Attorneys' fees, § 19:21

Awards, § 19:20

Bankruptcy, effect of arbitration clause in construction issues, § 18:4

Benefits, § 19:10

Bonds, effect on payment bond claim, § 19:27

INDEX

ARBITRATION—Cont'd

- Class arbitration, § 19:30
- Commercial arbitration, generally, § 19:5
- Compulsory arbitration
 - generally, § 19:14
 - concurrency, § 3:1
 - conditional payment bond, § 8:58
- Condominium disputes, § 19:4
- Confirmation of award, § 19:25
- Consolidation of arbitrations, § 19:18
- Contract terms, § 7:34
- Correction of award, § 19:23
- Cost analysis arbitration, § 19:6
- Court ordered arbitration (non-binding), § 19:3
- Damages, punitive damages, § 19:22
- Demand, § 19:15
- Discovery, § 19:10
- Drawbacks, § 19:10
- Federal arbitration jurisdiction, § 19:13
- Fees, attorneys, § 19:21
- Hearings
 - generally, § 19:19
 - preliminary hearing, § 19:17
- International arbitration jurisdiction, § 19:13
- Jurisdiction
 - counsel, jurisdiction of arbitrators to disqualify counsel, § 19:29
 - federal, state, and international arbitration, § 19:13
- Legislative requirements, § 4:7
- Liens and encumbrances, effect on construction lien, § 19:26
- Litigation, court ordered arbitration, § 19:3
- MedArb, § 19:2
- Modification of award, § 19:23
- New attorney training, §§ 21:3, 21:6
- Non-binding, § 19:3
- Non-signatories to arbitration agreement, effect of agreement on, § 19:9
- Payment bond claim, effect on, § 19:27
- Pre-final hearing security, § 19:31
- Preliminary hearing, § 19:17
- Preparation, § 21:6
- Price determinations, § 7:16
- Punitive damages, § 19:22
- Response, § 19:15
- Security, pre-final hearing, § 19:31
- Selection of arbitrators, § 19:16
- State arbitration jurisdiction, § 19:13
- Terms or conditions of contract, § 7:34
- Unconscionability of arbitration clause, § 19:8

ARBITRATION—Cont'd

Vacation of award, § 19:24

Venue, § 19:12

Waiver, § 19:11

ARCHITECT

Damages, measure of damages for negligence, § 15:3

Licenses and certification, §§ 2:7, 2:19

Negligence

generally, § 15:2

damages, measure of, § 15:3

ARGUMENTS OF COUNSEL

New attorney training/orientation, final trial preparation, § 21:7

ASSIGNMENT

Terms or conditions of contract, § 7:37

ASSURANCES

Terms or conditions of contract

adequate assurances, § 7:10

ATTACHMENT

Construction liens, time of attachment of lien to title, § 8:22

ATTORNEYS

Arbitration, §§ 19:21, 19:29

Construction bonds, payment bond claims, § 10:31

Construction liens, attorney's fees in lien enforcement action, § 8:67

Fees. Attorneys' Fees, this index

Licenses and certification, administrative proceedings, § 2:8

New attorney training/orientation

generally, §§ 21:1 to 21:6

affirmative claims or defense, § 21:3

arbitration, §§ 21:3, 21:6

arbitration initial preparation, § 21:6

initial client contact, §§ 21:2, 21:3

initial preparation, arbitration, § 21:6

litigation, §§ 21:5, 21:7

mediation, §§ 21:3, 21:4

new case intake, § 21:2

Remedies, pleading and proof of attorney's fees, § 16:20

Terms or conditions of contract, § 7:41

ATTORNEYS' FEES

Administrative proceedings, § 2:8

Appealable order, § 16:21

Arbitration, § 19:21

Bases for recovery, § 16:21

Construction bonds, payment bond claims, § 10:31

Construction liens, attorney's fees in lien enforcement action, § 8:67

INDEX

ATTORNEYS' FEES—Cont'd

- Contract terms, § 7:41
- Licenses and certification, administrative proceedings, § 2:8
- Pleading and proof of attorney's fees, § 16:20
- Terms or conditions of contract, § 7:41

AUTOMATIC STAY

- Bankruptcy, construction issues, § 18:1

AVOIDABLE CONSEQUENCES

- Contracts, § 14:21

AWARDS, ARBITRATION

- Generally, § 19:20

BACKGROUND SCREENING

- Noninstructional contractors on school grounds, § 4:10

BAD CHECKS

- Remedies for worthless checks, § 16:19

BAD FAITH

- Good or Bad Faith, this index

BADGES

- Noninstructional contractors on school grounds, badge for, § 4:10

BANKRUPTCY

- Acceptance or rejection of executory contracts, construction issues, § 18:3
- Arbitration clause, effect of in construction issues, § 18:4
- Automatic stay provisions, construction issues, § 18:1
- Construction issues
 - generally, § 18:1 et seq.
 - acceptance or rejection of executory contracts, § 18:3
 - arbitration clause, effect of, § 18:4
 - automatic stay provisions, § 18:1
 - contracts, acceptance or rejection of executory contracts, § 18:3
 - executory contracts, acceptance or rejection of, § 18:3
 - lien rights, effect of, § 18:5
 - practical effects of bankruptcy, § 18:2
 - stay, automatic stay provisions, § 18:1
- Contracts, acceptance or rejection of executory contracts, § 18:3
- Executory contracts, acceptance or rejection of, in construction issues, § 18:3
- Liens and encumbrances, effect of lien rights in construction issues, § 18:5
- Practical effects of bankruptcy, construction issues, § 18:2
- Stay, automatic stay provisions in construction issues, § 18:1

BETTERMENT

- Defense, betterment as, §§ 14:12, 20:20

BIDS AND BIDDING

- Generally, § 5:1 et seq.

BIDS AND BIDDING—Cont'd

Acceptance

generally, § 5:12

terms of bid, use of bid constitutes acceptance, § 5:9

Administrative, bid protests, § 5:21

Bid bonds, § 10:2

Bid security, § 5:10

Bid terms, §§ 5:5 to 5:9

Competitive negotiation, § 5:4

Construction bonds, § 10:2

Depositories, bid depositories, § 5:13

Description, terms of bid describing work and price, § 5:8

Disadvantage, minority and disadvantaged business enterprise requirements,
§ 5:22

Expected contract, form of expected contract as terms of bid, § 5:7

Familiarity, recitation of familiarity as terms of bid, § 5:6

Form of expected contract, terms of bid, § 5:7

Invitations to bid, § 5:2

Invitations to negotiate, § 5:4

Judicial, bid protests, § 5:20

Listing of subcontractors, § 5:14

Minority and disadvantaged business enterprise requirements, § 5:22

Mistakes, bid mistakes, § 5:15

Predatory bids, § 5:23

Prequalification, § 5:1

Price, description of work and price as terms of bid, § 5:8

Promissory estoppel, § 5:16

Protests

administrative, § 5:21

judicial, § 5:20

standing as to bid protests, § 5:19

Public bids—no bribery or misconduct, § 5:22

Recitation of familiarity, terms of bid, § 5:6

Requests for proposal, § 5:3

Requests for reply (competitive negotiation), § 5:4

Responsible bidders, § 5:17

Responsive bids, § 5:18

Security, bid security, § 5:10

Shopping, bid shopping, § 5:11

Standing, bid protests, § 5:19

Subcontractors, listing of, § 5:14

Terms of bid

generally, § 5:5 et seq.

acceptance, use of bid constitutes, § 5:9

description of work and price, § 5:8

form of expected contract, § 5:7

recitation of familiarity, § 5:6

Waiver or estoppel, promissory estoppel, § 5:16

INDEX

BIDS AND BIDDING—Cont'd

Work, description of work and price as terms of bid, § 5:8

BIFURCATION

New attorney training/orientation, final trial preparation, § 21:7

BLASTING

Trespass by blasting, remedies, § 16:27

BONDS

Generally, § 10:1

Arbitration, effect on payment bond claim, § 19:27

Bid bonds, § 10:2

Code Compliance Bond, licenses and certification, § 2:13

Conditional payment bond and forms, construction liens, §§ 8:7, 8:58

Construction Bonds, this index

Construction liens

conditional payment bond and forms, §§ 8:7, 8:58

deposit, payment of lien transferred to bond or deposit, § 8:63

equitable lien on surety bond, § 9:6

owner's duties with or without payment bonds, § 8:5 et seq.

payments, §§ 8:5 et seq., 8:57, 8:58, 8:63

transfers of lien to payment bond, §§ 8:57, 8:63

Contract terms, § 7:23

Deposit, payment of construction lien transferred to bond or deposit, § 8:63

Licenses and certification, Code Compliance Bond, § 2:13

Obligee duties, § 10:4

Owner's duties with or without payment bonds, construction liens, § 8:5 et seq.

Parties, § 10:1

Payment bonds, § 10:6 et seq.

Performance bonds, § 10:3

Rights of surety, § 10:5

Terms or conditions of contract, § 7:23

Transfers, construction liens, §§ 8:57, 8:63

BREACH OF CONTRACT

Generally, § 14:1 et seq.

BRIBERY

Public bids—no bribery or misconduct, § 5:22

BUILDING ADMINISTRATORS AND INSPECTORS

Bill of Rights, § 2:15

Certification qualifications, § 2:15

Criminal penalties, § 3:7

Disciplinary proceedings, § 2:15

Negligence, § 15:8

Building Code, State, § 3:3

Building Code violation, § 16:6

Building safety, § 15:18

BUILDING INFORMATION MODELING

Generally, § 7:47

BUILDING PERMITS AND CODES

Generally, § 3:1 et seq.

Americans With Disabilities Act, § 3:5

Building Codes, generally, §§ 3:3, 3:4

Criminal penalties, public officers, § 3:7

Disabled persons, Americans With Disabilities Act, § 3:5

Elevator safety code, § 3:4

Fines and penalties, criminal penalties for public officers, § 3:7

Fire Prevention Code, § 3:3

Florida Growth Management Act, § 3:1 et seq.

Inspection warrants, § 3:6

Licenses and certification, administrators and inspectors, § 2:15

Life Safety Code, § 3:3

Minimum building and safety codes, § 3:3

Onsite sewage disposal systems, § 3:9

Onsite sewage treatment, § 3:9

Permit fees, disclosure for public building, § 5:1

Plan review and inspection, § 3:2

Public officers, criminal penalties, § 3:7

Safety Codes, §§ 3:3, 3:4

Statutory action for violation of Building Code, § 16:6

Warrants, inspection warrants, § 3:6

BURIED CABLES

Underground Facility Damage Prevention and Safety Act, § 4:4

BUSINESS ENTITIES

Corporations, § 1:1

Foreign corporations, § 1:4

Joint ventures, § 1:5

Limited liability companies, § 1:1

Partnerships, §§ 1:1, 1:5

Sole proprietorships, § 1:1

BUSINESS RECORDS

Licenses and certification, business records requirement, § 2:6

BUSINESS RELATIONSHIPS

Remedies, intentional interference with business relationship, § 16:16

BUSINESS TAX RECEIPTS

Construction industry licensing, § 2:1

CARDINAL CHANGE

Extras, changes, and delays, § 13:4

CHANGES

Extras, Changes, and Delays, this index

INDEX

CHAPTER 558, FLA. STATS.

Generally, §§ 4:7, 4:8

CHECKS

Joint check agreement, §§ 1:9, 1:10

Remedies for worthless checks, § 16:19

CHOICE OF LAW

Contracts, § 6:5

CIVIL CONSPIRACY

Remedies, § 16:15

CIVIL THEFT

Remedies, § 16:12

CLAIMS

Abandonment as defense, § 14:14

Amendment of construction liens, § 8:41

Arbitration, effect on payment bond claim, § 19:27

Assignment, construction liens, § 8:42

Betterment, claims defenses, § 14:12

Condition precedent, failure to perform as defense, § 14:10

Condominiums, construction liens, § 8:44

Construction liens

generally, §§ 8:12 et seq., 8:37

amendment, § 8:41

assignment, § 8:42

condominiums, § 8:44

contractor, § 8:13

form, § 8:39

improvements, subdivision improver, § 8:17

laborer, § 8:12

leasehold, spousal property, § 8:43

material supplier, § 8:16

professional lienors, § 8:18

spousal property, leasehold, § 8:43

subcontractor, § 8:14

subdivision improver, § 8:17

sub-subcontractor, § 8:15

sufficiency of single claim, § 8:40

supplier of materials, § 8:16

Contractor, construction liens, § 8:13

Defenses

abandonment of contract, § 14:14

betterment, § 14:12

condition precedent, failure to perform, § 14:10

design, performance according to, § 14:16

failure to read contract, § 14:13

fraud in the inducement, § 14:19

CLAIMS—Cont'd

Defenses—Cont'd

- impossibility of performance, § 14:18
- impracticability and impossibility of performance, § 14:18
- inducement, fraud in the, § 14:19
- license, lack of, § 14:15
- no license, § 14:15
- prior breach of contract, § 14:11
- reading contract, failure to read contract, § 14:13
- rescission, § 14:11
- unconscionability, § 14:17

Delay, § 13:9

Design, performance according to as defense, § 14:16

Documentation, § 1:8

Failure to read contract as defense, § 14:13

False Claims Act, § 4:5

Form, construction liens, § 8:39

Fraud in the inducement as defense, § 14:19

Impossibility of performance as defense, § 14:18

Impracticability and impossibility of performance as defense, § 14:18

Improvements, construction liens, § 8:17

Inducement, fraud in the inducement as defense, § 14:19

Laborer, construction liens, § 8:12

Laws, False Claims Act, § 4:5

Leasehold, spousal property, § 8:43

License, lack of, as defense, §§ 2:2, 14:15

Material supplier, construction liens, § 8:16

No license as defense, § 2:2

Prior breach of contract as defense, § 14:11

Professional lienors, construction liens, § 8:18

Reading contract, failure to read contract as defense, § 14:13

Rescission as defense, § 14:11

Splitting causes of action, § 14:7

Spousal property, construction liens, § 8:43

Subcontractor, construction liens, § 8:14

Subdivision improver, construction liens, § 8:17

Sub-subcontractor, construction liens, § 8:15

Sufficiency of single claim, construction liens, § 8:40

Supplier of materials, construction liens, § 8:16

Title free of liens and claims, warranties, § 12:8

Unconscionability as defense, § 14:17

Warranties, title free of liens and claims, § 12:8

CLASS ACTIONS

Generally, § 17:14

CLASS ARBITRATION

Generally, § 19:30

INDEX

CLOSING ARGUMENT

New attorney training/orientation, final trial preparation, § 21:7

COBLENTZ AGREEMENTS

Insurance, § 20:21

CODE COMPLIANCE BOND

Licenses and certification, § 2:13

COLLATERAL SOURCE RULE

Negligence, § 15:14

COLLEGE SYSTEM INSTITUTIONS

Contract terms, § 7:59

COLLUSION

Construction liens, remedy for collusion, § 8:66

COMPARATIVE NEGLIGENCE

Generally, § 15:12

Warranties, comparative negligence as defense, § 12:17

COMPLEX LITIGATION RULE

Generally, § 17:19

COMPROMISE

Offers, § 17:13

Stipulations, § 17:12

COMPULSORY ARBITRATION

Arbitration, this index

CONCURRENCY

Building permits, § 3:1

CONDITION PRECEDENT

Claim defense, failure to perform as, § 14:10

CONDITIONAL PAYMENT BOND

Construction liens, §§ 8:7, 8:58

CONDITIONS

Construction liens, conditional payment bond and forms, §§ 8:7, 8:58

Contracts, conditions precedent and subsequent, § 6:12

Defense, failure to perform precedent condition as claim defense, § 14:10

CONDOMINIUMS

Action against developer, § 15:4

Disputes, arbitration, § 19:4

Liens, §§ 8:3, 8:44

Warranties, statutory warranties

generally, § 12:11

liens against, § 8:3

CONFIRMATION

Arbitration award, § 19:25

CONFLICTS

Extras, modifications, and delays, ambiguities and conflicts in drawings or specifications, § 13:3

Of laws, § 4:1

CONSENT OR APPROVAL

Implied warranty of constructability, approval of plans by Building Authority, § 12:5

CONSEQUENTIAL DAMAGES

Waiver of, § 7:46

CONSOLIDATION

Arbitrations, § 19:18

CONSPIRACY

Remedies, civil conspiracy, § 16:15

CONSTRUCTABILITY REVIEW

Design documents, § 1:13

CONSTRUCTION BONDS

Generally, §§ 10:1 to 10:31

Attorney fees, payment bond claims, § 10:31

Bid Bonds, § 10:2

Contest of claims, §§ 10:18, 10:22, 10:23

Copies of payment bonds, obtaining, § 10:17

Costs, attorney fees in payment bond claims, § 10:31

Defenses, surety defenses, payment bonds, § 10:29

Duties, surety duties and bad faith, § 10:30

Duties of obligee, § 10:4

Fees, attorney fees in payment bond claims, § 10:31

Final payment information, form request for, § 10:21

Forms

final payment information, form request for, § 10:21

material supplier, form of complaint by, §§ 10:14, 10:15, 10:27, 10:28

release forms for statutory payment bond, § 10:24

subcontractor, form of complaint by, §§ 10:14, 10:27

sub-subcontractor, form of complaint by, §§ 10:15, 10:28

Material supplier, form of complaint by, §§ 10:14, 10:15, 10:27, 10:28

Nonpayment form, notice of, § 10:11

Obtaining copy of payment bonds, § 10:17

Payment

final payment information, form request for, § 10:21

notice of nonpayment form, § 10:11

rights of surety, § 10:5

Payment bonds

generally, § 10:6 et seq.

INDEX

CONSTRUCTION BONDS—Cont'd

Payment bonds—Cont'd

- attorney fees in bond claims, § 10:31
- copies, obtaining copy, § 10:17
- costs, attorney fees in bond claims, § 10:31
- defenses, surety defenses, § 10:29
- duties, surety duties and bad faith, § 10:30
- effect on owner, § 10:7
- fees, attorney fees in bond claims, § 10:31
- material supplier, form of complaint by, §§ 10:14, 10:15, 10:27, 10:28
- nonpayment form, notice of, § 10:11
- notice of contest of claims, §§ 10:18, 10:22, 10:23
- obtaining copy, § 10:17
- performance bonds, § 10:19 et seq.
- performance form, notice of, § 10:11
- preliminary notice to contractor form, § 10:10
- procedure for claimants, §§ 10:9, 10:20
- proper claimants, § 10:12
- public statutory payment, § 10:19 et seq.
- release forms for statutory payment bond, § 10:24
- request for sworn statement by contractor, § 10:13
- statutory payment, § 10:19 et seq.
- subcontractor, form of complaint by, §§ 10:14, 10:27
- sub-subcontractor, form of complaint, §§ 10:15, 10:28
- surety defenses, § 10:29
- sworn statement, request for by contractor, § 10:13

Performance bonds, §§ 10:3, 10:19 et seq.

Performance form, notice of, § 10:11

Preliminary notice to contractor form, § 10:10

Procedure for claimants, §§ 10:9, 10:20

Public statutory payment, § 10:19 et seq.

Release forms for statutory payment bond, § 10:24

Request for sworn statement by contractor, § 10:13

Request for sworn statement of account, § 10:25

Rights of surety, § 10:5

Statutory payment, § 10:19 et seq.

Subcontractor, form of complaint by, §§ 10:14, 10:27

Sub-subcontractor, form of complaint, §§ 10:15, 10:28

Surety defenses, payment bonds, § 10:29

Surety duties and bad faith, § 10:30

Sworn statement, request for by contractor, § 10:13

Sworn statement of account, § 10:25

Venue

- payment bonds, §§ 10:16, 10:26

- performance bonds, § 10:26

CONSTRUCTION LENDERS

- Advancements, future advance clause, § 11:5

CONSTRUCTION LENDERS—Cont'd

- Coordination of construction loan agreement with construction contract, § 11:7
- Defenses to foreclosure, § 11:8
- Duties of lenders, §§ 11:1, 11:2
- Foreclosure, defenses to, § 11:8
- Future advance clause, § 11:5
- Notice of intention to redesignate funds, § 11:3
- Notice of termination of loan disbursements, § 11:2
- Parties to construction loan agreements, § 11:4
- Time, future advance clause, § 11:5
- What can be funded, § 11:6

CONSTRUCTION LIENS

Generally, § 8:1 et seq.

Affidavits

- affidavit of abandonment, § 8:8
- final contractor's affidavits, §§ 8:29, 8:30
- progress payment affidavits, § 8:28

Amendment of claims, § 8:41

Amount

- enforcement, amount of nonprivity contract, § 8:74
- forms, release of lien for amount paid, § 8:48

Application of payment, § 8:75

Assignment of claims, § 8:42

Attachment, time of attachment of lien to title, § 8:22

Attorney's fees in lien enforcement action, § 8:67

Avoidable consequences in enforcement action, § 8:79

Bar to equitable lien, construction lien as, § 9:2

Bonds

- conditional payment bond and forms, §§ 8:7, 8:58
- deposit, payment of lien transferred to bond or deposit, § 8:63
- equitable lien on surety bond, § 9:6
- owner's duties with or without payment bonds, § 8:5 et seq.
- payment bond, §§ 8:57, 8:73
- payments, §§ 8:5 et seq., 8:57, 8:58, 8:63
- transfers, §§ 8:54, 8:55, 8:57, 8:63

Breach by lienor, § 8:78

Claims of lien

- generally, §§ 8:4, 8:12 et seq., 8:37 et seq.
- amendment, § 8:41
- assignment, § 8:42
- condominiums, § 8:44
- contractor, § 8:13
- duration, § 8:38
- form, § 8:39
- improvements, subdivision improver, § 8:17
- laborer, § 8:12
- leasehold, spousal property, § 8:43

INDEX

CONSTRUCTION LIENS—Cont'd

Claims of lien—Cont'd

- material supplier, § 8:16
- professional lienors, § 8:18
- spousal property, leasehold, § 8:43
- subcontractor, § 8:14
- subdivision improver, § 8:17
- sub-subcontractor, § 8:15
- sufficiency of single claim, § 8:40
- supplier of materials, § 8:16

Collusion, remedy for, § 8:66

Commencement

- recommenced construction, § 8:8
- termination of notice of commencement, notice of, §§ 8:23, 8:24

Complaint for lien enforcement, forms, § 8:84 et seq.

Conditional payment bond, §§ 8:7, 8:58

Conditional release of lien, § 8:50

Condominiums, § 8:44

Contest of lien

- form, § 8:53
- notice of, §§ 8:52, 8:53

Contract warning, § 7:39

Contractor

- claims, § 8:13
- final payment affidavit, §§ 8:29, 8:30
- forms, complaint for lien enforcement, § 8:84
- progress payment affidavit, § 8:28

Criminal penalties, § 8:70

Defenses

- amount of nonprivity contract, § 8:74
- application of payment, § 8:75
- avoidable consequences, § 8:79
- bonds, payment bond, § 8:73
- breach by lienor, § 8:78
- direct contract, work not under, § 8:77
- equitable estoppel, § 8:83
- fraudulent lien, exaggeration, § 8:82
- licenses, no license, § 8:81
- nonprivity contract, amount of, § 8:74
- payment bond, § 8:73
- privity, amount of nonprivity contract, § 8:74
- procedure, § 8:72
- proper payments, §§ 8:6, 8:80
- slander of title, § 8:82
- sworn statement, release and, § 8:76
- waiver or estoppel, equitable estoppel, § 8:83
- work not under direct contract, § 8:77

CONSTRUCTION LIENS—Cont'd

Definition, § 8:2

Deposit, payment of lien transferred to bond or deposit, § 8:63

Direct contract, work not under, § 8:77

Duration of claim, § 8:38

Enforcement

generally, §§ 8:4, 8:60, 8:84 to 8:88

actions at law, § 8:62

amount of nonprivity contract, § 8:74

application of payment, § 8:75

attorney's fees in lien enforcement action, § 8:67

complaint for lien enforcement, § 8:84 *et seq.*

defenses

application at payments, § 8:75

avoidable consequences, § 8:79

breach by lienor, § 8:78

direct contract, work not under, §§ 8:74, 8:77

equitable estoppel, § 8:83

fraudulent lien, §§ 8:66, 8:82

no license, § 8:81

payment bond, § 8:73

procedure, §§ 8:72, 8:77

proper payments, §§ 8:74, 8:80

release, § 8:76

slander of title, § 8:82

foreclosure, § 8:61

form complaints, §§ 8:84 to 8:88

interest, § 8:69

interpleader, § 8:71

lien transferred to bond of deposit, § 8:63

nonprivity contract, amount of, § 8:74

ordinary and special actions at law, § 8:62

payment bond, § 8:73

personal money judgment, § 8:65

privity, amount of nonprivity contract, § 8:74

procedure, defective, § 8:72

proper payments, § 8:80

release and sworn statement, § 8:76

remedy for fraud or collusion, § 8:66

repossession or replevin, § 8:68

waiver or estoppel, equitable estoppel, § 8:83

work not under direct contract, § 8:77

Equitable estoppel, enforcement action, § 8:83

Equitable liens

generally, § 9:1 *et seq.*

bar to equitable lien, construction lien as, § 9:2

bonds, equitable lien on surety bond, § 9:6

INDEX

CONSTRUCTION LIENS—Cont'd

Equitable liens—Cont'd

- funds, equitable lien on, § 9:5
- inadequate remedy at law, § 9:3
- land, equitable lien on, § 9:4
- remedy at law, inadequate, § 9:3
- surety bond, equitable lien on, § 9:6

Exaggeration, fraudulent lien, § 8:82

Fees, attorney's fees in lien enforcement action, § 8:67

Final contractor's affidavits, §§ 8:29, 8:30

Final judgment, form of, § 8:91

Final payment, statutory release upon, § 8:47

Fines or penalties, criminal penalties, § 8:70

Foreclosure, § 8:61

Forms

- amount paid, release of lien for, § 8:48
- claims, § 8:39
- complaint for lien enforcement, § 8:84 et seq.
- conditional payment bond and forms, § 8:58
- conditional release of lien, § 8:50
- contest of lien, § 8:53
- contractor's complaint for lien enforcement, § 8:84
- final contractor's affidavits, § 8:30
- final judgment, § 8:91
- final payment, statutory release upon, § 8:47
- judgments, final judgment, § 8:91
- lien transfer bond, § 8:56
- lis pendens notice, § 8:89
- material supplier's complaint for lien enforcement, § 8:87
- notice of contest of lien, § 8:53
- notice of lis pendens, § 8:89
- progress payment, statutory release upon, § 8:46
- requests for sworn statements and contracts, § 8:34
- response by owner to request under 713.16(5), § 8:36
- satisfaction of lien, § 8:51
- show cause, § 8:90
- special allegations for lien transfer bond, complaint for lien enforcement, § 8:88
- statements and contracts, responses to requests for, § 8:35
- subcontractor, complaint for lien enforcement, § 8:85
- sub-subcontractor, complaint for lien enforcement, § 8:86
- summons, § 8:90
- suppliers, material supplier's complaint for lien enforcement, § 8:87
- termination of notice of commencement, notice of, § 8:24
- time, release of lien, § 8:49
- 20-day summons to show cause, § 8:90

Fraud

- exaggeration, fraudulent lien, § 8:82

CONSTRUCTION LIENS—Cont'd

Fraud—Cont'd

remedy for, § 8:66

Funds, equitable lien on, § 9:5

History and purpose, § 8:1

Improvements, subdivision improver's claims, § 8:17

Inadequate remedy at law, equitable liens, § 9:3

Insurance proceeds, § 8:59

Interest, § 8:69

Interpleader, § 8:71

Items lienable, § 8:10

Judgments

final judgment, form of, § 8:91

interest on money or judgment, recovery of interest, § 8:69

personal money judgment, § 8:65

Laborer, claims of, § 8:12

Land, equitable lien on, § 9:4

Leasehold, spousal property claims, §§ 8:3, 8:43

Licenses, enforcement action, § 8:81

Lienable items, § 8:10

Lienable property, §§ 8:3, 8:43

Lienors, § 8:9

Lis pendens notice, forms, § 8:89

Lists or schedules

lienor's procedures, § 8:19

owner's request for list of subcontractors and suppliers, § 8:32

Material supplier

claims, § 8:16

forms, material supplier's complaint for lien enforcement, § 8:87

Misapplication of construction funds, § 8:66

Modification, transfer bond or deposit, § 8:55

No license, enforcement action, § 8:81

Nonprivity contract, enforcement action for amount of, § 8:74

Notice of

commencement, §§ 8:4, 8:8, 8:19, 8:21

termination, §§ 8:23, 8:24

contest of lien, § 8:52

lis pendens, forms, § 8:89

Notice to owner, §§ 8:4, 8:25

Ordinary actions at law, § 8:62

Owner

conditional payment bond, § 8:7

form of notice to owner, § 8:26

owner's duties with or without payment bonds, § 8:5 et seq.

payment bonds, § 8:5 et seq.

Payment bonds

enforcement, § 8:73

INDEX

CONSTRUCTION LIENS—Cont'd

Payment bonds—Cont'd

owner's duties, § 8:5 et seq.

transfer, payment bond as lien transfer bond, § 8:57

effect on liens, § 10:7

Payments

amount paid, release of lien for, § 8:48

application of payment, enforcement, § 8:75

bonds, §§ 8:5 et seq., 8:57, 8:58, 8:63

conditional payment bond and forms, §§ 8:7, 8:58

final payment, statutory release upon, § 8:47

progress payment, statutory release upon, § 8:46

progress payment affidavits, § 8:28

proper payments, §§ 8:74, 8:75, 8:80

release, forms, § 8:46 et seq.

transfer, payment of lien transferred to bond or deposit, § 8:63

Personal money judgment, § 8:65

Priority, time of attachment of lien to title, § 8:22

Privity, amount of nonprivity contract, § 8:74

Procedure, §§ 8:12 to 8:19, 8:72

Professional lienors, §§ 8:9, 8:18

Progress payment

affidavits, § 8:28

statutory release upon, § 8:46

Proper payments, §§ 8:6, 8:80

Property subject to lien, § 8:3

Purpose, history and, § 8:1

Recommended construction, § 8:8

Recovery of interest, § 8:69

Release

generally, § 8:45

amount paid, release of lien for, § 8:48

conditional release of lien, § 8:50

enforcement, release and sworn statement, § 8:76

final payment, statutory release upon, § 8:47

forms, §§ 8:46 to 8:51

progress payment, statutory release upon, § 8:46

time, release of lien, § 8:49

Remedy at law as inadequate, equitable liens, § 9:3

Replevin, § 8:68

Repossession, § 8:68

Requests

by lienor to owner for written statement, § 8:33

list of subcontractors and suppliers, owner's request for, § 8:32

responses, statements and contracts, responses to requests for, §§ 8:35, 8:36

sworn statement of account and contracts, §§ 8:31, 8:33, 8:34

Residential warning, §§ 7:43, 8:3, 8:19

CONSTRUCTION LIENS—Cont'd

Responses, statements and contracts, responses to requests for, §§ 8:35, 8:36

Satisfaction of lien

generally, § 8:45

forms, § 8:51

Service of documents, § 8:27

Show cause, 20-day summons to show cause, § 8:90

Special actions at law, § 8:62

Special allegations for lien transfer bond, complaint for lien enforcement, § 8:88

Spousal property claims, leasehold, § 8:43

Statutory release

final payment, statutory release upon, § 8:47

progress payment, statutory release upon, § 8:46

Subcontractor

claims, § 8:14

forms, complaint for lien enforcement, § 8:85

Subdivision improver, claims, § 8:17

Sub-subcontractor

claims, § 8:15

forms, complaint for lien enforcement, § 8:86

Sufficiency of single claim, § 8:40

Summary action, § 8:64

Summons, § 8:90

Suppliers

claims of supplier of materials, § 8:16

forms, material supplier's complaint for lien enforcement, § 8:87

Surety bond, equitable lien on, § 9:6

Sworn statement

enforcement, release and sworn statement, § 8:76

requests, sworn statement of account and contracts, §§ 8:31, 8:33

Termination of notice of commencement

generally, §§ 8:23, 8:24

form of notice of, § 8:24

Terms or conditions of contract, waiver, § 7:40

Third parties, interpleader, § 8:71

Time

attachment of lien to title, § 8:22

release of lien, forms, § 8:49

Time, computation of, § 8:11

Timing, § 8:4

Title, time of attachment of lien to title, § 8:22

Transfers

action to recover on, § 8:63

bond or deposit, § 8:54 et seq.

conditional bond, § 8:58

form of bond, § 8:56

modification, transfer bond or deposit, § 8:55

INDEX

CONSTRUCTION LIENS—Cont'd

Transfers—Cont'd

- payment bond as lien transfer bond, § 8:57
- payment of lien transferred to bond or deposit, § 8:63
- special allegations for lien transfer bond, complaint for lien enforcement, § 8:88

20-day summons to show cause, forms, § 8:90

Waiver or estoppel

- generally, § 8:45
- equitable estoppel, enforcement, § 8:83
- terms or conditions of contract, § 7:40

Warning; owner/contractor contract, § 7:39

Work not under direct contract, enforcement, § 8:77

CONSTRUCTION LOAN AGREEMENTS

Generally, § 11:4

CONSTRUCTION MANAGER

Terms or conditions of contract, § 7:7

CONTEST OF CONSTRUCTION LIENS

Form, § 8:53

Notice of, § 8:52

CONTINGENT PAYMENTS

Generally, § 7:9

CONTINUANCES

Litigation, § 17:11

CONTRACT DISPUTES ACT

Extras, changes, and delays, procedures, § 13:8

CONTRACTOR

Claims, § 8:13

Condominium conversions, § 12:11

Construction liens

- claims, § 8:13
- forms, complaint for lien enforcement, § 8:84

Disciplinary action, § 2:7

Final affidavit, § 8:29

Forms, complaint for lien enforcement, § 8:84

Negligence, § 15:6

Owner investigation, § 1:6

Supervision, § 2:7

CONTRACTS

Generally, § 6:1 et seq.

Abandonment as claim defense, § 14:14

Acceptance of work, § 1:12

Adequate assurances, § 7:10

Adhesion contracts, unconscionable clauses, § 6:4

CONTRACTS—Cont'd

- Agents, § 7:6
- Anticipatory breach, § 14:1
- Arbitration, §§ 7:34, 19:3
- Assignment, § 7:37
- Assurances, adequate assurances, § 7:10
- Attorney fees, § 7:41
- Avoidable consequences, § 14:21
- Bankruptcy, acceptance or rejection of executory contracts in construction issues, § 18:3
- Betterment as claim defense, § 14:12
- Bonds, terms or conditions, § 7:23
- Breach, § 14:1
- Building Information Modeling, § 7:47
- Changes, §§ 7:15, 7:16, 13:1 et seq.
- Choice of law, § 6:5
- Choice of nonperformance of contract, § 14:1
- Claim defenses
 - abandonment, § 14:14
 - betterment, § 14:12
 - condition precedent, failure to perform, § 14:10
 - design, performance according to, § 14:16
 - failure to read contract, § 14:13
 - fraud in the inducement, § 14:19
 - impossibility of performance, § 14:18
 - impracticability and impossibility of performance, § 14:18
 - inducement, fraud in the, § 14:19
 - license, lack of, §§ 2:2, 14:15
 - no license, §§ 2:2, 14:15
 - prior breach of contract, § 14:11
 - reading contract, failure to read contract, § 14:13
 - rescission, § 14:11
 - unconscionability, § 14:17
- Coblentz agreements, § 20:21
- College Systems institutions, § 7:58
- Common problems, extras and modification procedure, § 7:16
- Condition precedent, failure to perform as claim defense, § 14:10
- Conditions precedent and subsequent, § 6:12
- Consequential damages, waiver of, § 7:46
- Consideration, § 6:1
- Construction lien, warning, § 7:39
- Construction liens, waiver, § 7:40
- Construction manager, § 7:7
- Correction of defective work, § 7:25
- Cost escalation clauses, § 7:44
- Cost plus fee, § 7:5
- Costs and expenses
 - attorney fees, § 7:41

INDEX

CONTRACTS—Cont'd

Costs and expenses—Cont'd

cost plus fee, § 7:5

Criminal matters, illegality of contract, § 6:6

Damages

delay, no damages for, § 7:19

liquidated damages, § 7:18

lost profits, § 14:3

overhead damages for breach, § 14:5

owner, damages for breach, §§ 14:3, 14:5

party performing work, damages for breach, § 14:6

Default

generally, § 14:1

owner's procedure to complete defaulted jobs, § 14:2

Defective residential construction, notice and opportunity to cure, §§ 4:7, 4:8

Defects or irregularities, correction of defective work, § 7:25

Delay, no damages for, § 7:19

Design, performance according to design as claim defense, § 14:16

Design contracts, § 6:11

Design/build contracts, § 7:54

Differing conditions, § 7:14

Dispute review/resolution boards and dispute adjudicatory boards, § 7:50

Drawings, submittal of shop drawings, § 7:21

Duress, § 14:20

Electronic Communications Protocol, § 7:48

Electronic documents, § 6:7

Employers and employees, labor, §§ 7:8, 7:38

Exculpatory clause, limitation of liability, § 7:20

Express contracts, § 5:1

Extras and modification procedure, common problems, §§ 7:15, 7:16

Failure to read contract as claim defense, § 14:13

Fees

attorney fees, § 7:41

cost plus fee, § 7:5

Flow down clauses, § 7:13

Formation of contract, § 6:1

Forum selection clause, §§ 7:28 to 7:32

Fraud in the inducement as claim defense, § 14:19

General principles, interpretations, § 6:8

Good faith, § 7:2

Green building requirements, § 7:49

High-low agreements, § 17:21

Illegality, § 6:6

Implied in fact contracts, §§ 6:1, 16:8

Implied in laws contracts, §§ 6:1, 16:8

Implied terms, § 7:2

Impossibility of performance as claim defense, § 14:18

CONTRACTS—Cont'd

- Impracticability and impossibility of performance as claim defense, § **14:18**
- Incorporation by reference, § **7:13**
- Indemnity, § **7:22**
- Independent contractor, § **7:8**
- Inducement, fraud in the inducement as claim defense, § **14:19**
- Insurance
 - terms or conditions, § **7:24**
- Integrated project delivery or lean construction, § **7:52**
- Intentional interference with contract, § **16:16**
- Interest on money or judgment
 - generally, § **7:33**
 - nonperformance, damages, and defenses, § **14:8**
- Interpretation
 - general principles, § **6:8**
 - specific rules, § **6:9**
- Labor, § **7:38**
- Liability, limitation of, § **7:20**
- License, lack of license as claim defense, §§ **2:2, 14:15**
- Liens and encumbrances, waiver of construction liens, § **7:40**
- Limitation of liability, § **7:20**
- Liquidated damages, § **7:18**
- Lost profits, damages, § **14:3**
- Lump sum, § **7:3**
- Managers and management, construction manager, § **7:7**
- Mary Carter agreements, § **17:20**
- Mediation, § **7:35**
- Merger clause, § **7:12**
- Negotiation techniques, § **6:3**
- New contract, novation, § **6:2**
- No damages for delay, § **7:19**
- No license as claim defense, §§ **2:2, 14:15**
- Nonperformance, damages, and defenses
 - generally, § **14:1 et seq.**
 - abandonment as claim defense, § **14:14**
 - avoidable consequences, § **14:21**
 - betterment as claim defense, § **14:12**
 - choice of nonperformance of contract, § **14:1**
 - condition precedent, failure to perform as claim defense, § **14:10**
 - default, owner's procedure to complete defaulted jobs, § **14:2**
 - design, performance according to design as claim defense, § **14:16**
 - duress, § **14:20**
 - failure to read contract as claim defense, § **14:13**
 - fraud in the inducement as claim defense, § **14:19**
 - impossibility of performance as claim defense, § **14:18**
 - impracticability and impossibility of performance as claim defense, § **14:18**
 - inducement, fraud in the inducement as claim defense, § **14:19**

INDEX

CONTRACTS—Cont'd

- Nonperformance, damages, and defenses—Cont'd
 - interest on money or judgment, recovery of, § 14:8
 - license, lack of license as claim defense, § 14:15
 - no license as claim defense, § 14:15
 - overhead damages for breach, § 14:5
 - party performing work, damages for breach, § 14:6
 - prior breach of contract as claim defense, § 14:11
 - procedure to complete defaulted jobs, owner's, § 14:2
 - reading contract, failure to read contract as claim defense, § 14:13
 - reformation, § 14:22
 - rescission as claim defense, § 14:11
 - substantial performance doctrine, § 14:4
 - supplier or subcontractor breach to contractor or owner, § 14:5
 - third party beneficiary contract, breach of, § 14:9
 - unconscionability as claim defense, § 14:17
- Novation, § 6:2
- Offer, § 5:1
- Owner
 - damages for breach, §§ 14:3, 14:5
 - default, procedure to complete defaulted jobs, § 14:2
 - procedure to complete defaulted jobs, § 14:2
- Parties, § 7:6
- Parties, damages for breach, party performing work, § 14:6
- Payment, § 7:9
- Performance
 - nonperformance, § 14:1 et seq.
 - substantial performance doctrine, § 14:4
 - time of performance, § 7:17
- Preparation for Contracting, this index
- Prices and pricing, unit price, § 7:4
- Prior breach of contract as defense, § 14:11
- Procedure to complete defaulted jobs, owner's, § 14:2
- Professional design, § 7:53
- Reading contract, failure to read contract as claim defense, § 14:13
- Reformation, §§ 6:9, 14:22
- Rescission as claim defense, § 14:11
- Residential warnings, § 7:43
- Restrictive covenants, § 7:57
- Safety, § 7:55
- Sales tax exemption for public works, § 7:51
- Scheduling, time of performance, § 7:17
- School districts, § 7:58
- Scope of work, § 7:11
- Shop drawings, § 7:21
- Special statutory requirements, § 6:10
- Specific rules, interpretations, § 6:9

CONTRACTS—Cont'd

- Statute of frauds, § 6:7
- Statutes, special statutory requirements, § 6:10
- Submittal of shop drawings, § 7:21
- Subrogation, waiver of, § 7:56
- Substantial performance doctrine, § 14:4
- Teaming agreements, § 6:13
- Termination, § 14:1
- Termination procedure, § 7:26
- Terms or conditions
 - generally, § 7:1 *et seq.*
 - adequate assurances, § 7:10
 - arbitration, § 7:34
 - assignment, § 7:37
 - assurances, adequate assurances, § 7:10
 - attorney fees, § 7:41
 - bonds, § 7:23
 - Building Information Modeling, § 7:47
 - changes, §§ 7:15, 7:16
 - common problems, extras and modification procedure, § 7:16
 - consequential damages, waiver of, § 7:46
 - construction lien, warning, § 7:39
 - construction liens, waiver, § 7:40
 - construction manager, § 7:7
 - contingent payment, § 7:9
 - correction of defective work, § 7:25
 - cost escalation clauses, § 7:44
 - cost plus fee, § 7:5
 - defects or irregularities, correction of defective work, § 7:25
 - delay, no damages for, § 7:19
 - design/build contracts, § 7:54
 - differing conditions, § 7:14
 - dispute resolution, §§ 7:27 to 7:35
 - dispute review/resolution boards and dispute adjudicatory boards, § 7:50
 - drawings, submittal of shop drawings, § 7:21
 - Electronic Communications Protocol, § 7:48
 - exculpatory clause, limitation of liability, § 7:20
 - extra work, §§ 7:15, 7:16
 - flow down clauses, § 7:13
 - forum selection clause, §§ 7:28 to 7:32
 - green building requirements, § 7:49
 - implied terms, § 7:2
 - indemnity, § 7:22
 - independent contractor, § 7:8
 - initial dispute resolution, § 7:27
 - insurance, § 7:24
 - integrated project delivery or lean construction, § 7:52

INDEX

CONTRACTS—Cont'd

Terms or conditions—Cont'd

- interest, § 7:33
 - labor, § 7:38
 - liability, limitation of, § 7:20
 - liens and encumbrances, waiver of construction liens, § 7:40
 - limitation of liability, § 7:20
 - liquidated damages, § 7:18
 - lump sum, § 7:3
 - managers and management, construction manager, § 7:7
 - mediation, § 7:35
 - merger clause, § 7:12
 - modification procedure, §§ 7:15, 7:16
 - no damages for delay, § 7:19
 - payment, § 7:9
 - performance, time of performance, § 7:17
 - permissive venue, § 7:30
 - prices and pricing, unit price, § 7:4
 - public agencies, public records provisions, § 7:58
 - residential warnings, § 7:43
 - restrictive covenants, § 7:57
 - retainage, § 7:9
 - risk of loss, § 7:24
 - safety, § 7:55
 - sales tax exemption for public works, § 7:51
 - scheduling, time of performance, § 7:17
 - school districts and College Systems institutions, § 7:58
 - scope of work, § 7:11
 - shop drawings, § 7:21
 - submittals, § 7:21
 - subrogation, waiver of, § 7:56
 - termination for convenience, § 7:26
 - termination procedure, § 7:26
 - third party beneficiaries, § 7:42
 - time of performance, § 7:17
 - transfer of venue, § 7:31
 - unit price, § 7:4
 - venue, §§ 7:28 to 7:32
 - waiver
 - construction liens, § 7:40
 - subrogation, § 7:56
 - warranties, § 7:36
 - weather, § 7:45
 - work, scope of work, § 7:11
- #### Third party beneficiaries
- generally, § 7:42
 - breach of contract, § 14:9

CONTRACTS—Cont'd

Time

- claim defense, prior breach of contract as, § 14:11
- performance, time of, § 7:17

Unconscionability

- adhesion contracts, unconscionable clauses, § 6:4
- claim defense, unconscionability as, § 14:17

Unit price, § 7:4

Venue, §§ 7:28 to 7:32

Waiver

- consequential damages, § 7:46
- construction liens, § 7:40
- subrogation, § 7:56

Warranties, § 7:36

Weather, § 7:45

Work, scope of, § 7:11

Written contract required, § 6:7

CONVERSION

Remedies, § 16:13

COORDINATION

- Construction lenders, coordination of construction loan agreement with construction contract, § 11:7

COPIES AND COPYING

- Construction bonds, obtaining copies of payment bonds, § 10:17

COPYRIGHT

Generally, § 16:14

CORPORATE OFFICERS AND AGENTS

Negligence of, § 15:7

CORPORATIONS

- Foreign corporations in Florida, § 1:4
- Misuse, § 1:3
- Negligence of officers and agents, § 15:7
- Officer liability, §§ 1:1, 15:7
- Piercing corporate veil, § 1:3

CORRECTIONS

- Arbitration, correction of award, § 19:23
- Defective work, correction of, § 7:25
- Residential, notice of defects, §§ 4:7, 4:8

COST PLUS FEE

- Terms or conditions of contract, § 7:5

COSTS AND EXPENSES

- Arbitration, cost analysis arbitration, § 19:6

INDEX

COSTS AND EXPENSES—Cont'd

Attorneys' fees

- construction bonds, attorney fees in payment bond claims, § 10:31
- licenses and certification, attorney fees for administrative proceedings, § 2:8
- terms or conditions of contract, § 7:41

Construction bonds, attorney fees in payment bond claims, § 10:31

Cost escalation clauses, § 7:44

Cost plus fee, § 7:5

Licenses and certification, attorney fees for administrative proceedings, § 2:8

Litigation, § 17:15

Terms or conditions of contract

- attorney fees, § 7:41
- cost plus fee, § 7:5

COVENANTS

Restrictive, contract terms, § 7:57

Warranties, structure in accordance with covenants and restrictions, § 12:6

CREDIT INVESTIGATION

Generally, § 1:6

CRIMINAL BACKGROUND CHECKS

Jessica Lunsford Act, § 4:9

CRIMINAL PENALTIES

Building permits and codes, § 3:7

Construction liens, § 8:70

DAILY JOB REPORT

Form, § 1:11

DAMAGE TO PROPERTY

Underground Facility Damage Prevention and Safety Act, § 4:4

DAMAGES

Abandonment as claim defense, § 14:14

Anticipatory breach, § 14:1

Arbitration, punitive damages, § 19:22

Architect's negligence, measure of damages, § 15:3

Avoidable consequences, § 14:21

Betterment as claim defense, § 14:12

Breach, § 14:1

Choice of nonperformance of contract, § 14:1

Claim defenses

- abandonment, § 14:14
- betterment, § 14:12
- condition precedent, failure to perform, § 14:10
- design, performance according to, § 14:16
- failure to read contract, § 14:13
- fraud in the inducement, § 14:19
- impossibility of performance, § 14:18

DAMAGES—Cont'd

Claim defenses—Cont'd

- impracticability and impossibility of performance, § 14:18
- inducement, fraud in the, § 14:19
- license, lack of, § 14:15
- no license, § 14:15
- prior breach of contract, § 14:11
- reading contract, failure to read contract, § 14:13
- rescission, § 14:11
- unconscionability, § 14:17

Condition precedent, failure to perform as claim defense, § 14:10

Contracts

- generally, § 14:1 et seq.
- abandonment as claim defense, § 14:14
- avoidable consequences, § 14:21
- betterment as claim defense, § 14:12
- choice of nonperformance of contract, § 14:1
- condition precedent, failure to perform as claim defense, § 14:10
- default, owner's procedure to complete defaulted jobs, § 14:2
- design, performance according to design as claim defense, § 14:16
- duress, § 14:20
- failure to read contract as claim defense, § 14:13
- fraud in the inducement as claim defense, § 14:19
- impossibility of performance as claim defense, § 14:18
- impracticability and impossibility of performance as claim defense, § 14:18
- inducement, fraud in the inducement as claim defense, § 14:19
- interest on money or judgment, recovery of, § 14:8
- license, lack of license as claim defense, § 14:15
- no license as claim defense, § 14:15
- overhead damages for breach, § 14:5
- party performing work, damages for breach, § 14:6
- prior breach of contract as claim defense, § 14:11
- procedure to complete defaulted jobs, owner's, § 14:2
- reading contract, failure to read contract as claim defense, § 14:13
- reformation, § 14:22
- rescission as claim defense, § 14:11
- substantial performance doctrine, § 14:4
- third party beneficiary contract, breach of, § 14:9
- unconscionability as claim defense, § 14:17

Default, owner's procedure to complete defaulted jobs, § 14:2

Defenses, nonperformance, and damages

- owner, damages for breach, §§ 14:3, 14:5
- party performing work, damages for breach, § 14:6

Delay

- no damages for, § 7:19
- owner damages, §§ 13:11, 13:12

Design, performance according to design as claim defense, § 14:16

INDEX

DAMAGES—Cont'd

- Differing conditions, measure of damages, § 13:7
- Disruption damages, checklist, § 13:13
- Duress, § 14:20
- Engineer's negligence, measure of damages, § 15:3
- Extras, Changes, and Delays, this index
- Failure to read contract as claim defense, § 14:13
- Fraud in the inducement as claim defense, § 14:19
- Home office overhead, damages for delay, § 13:12
- Impossibility of performance as claim defense, § 14:18
- Impracticability and impossibility of performance as claim defense, § 14:18
- Inducement, fraud in the inducement as claim defense, § 14:19
- Interest on money or judgment, recovery of, § 14:8
- License, lack of license as claim defense, § 14:15
- Liquidated damages, § 7:18
- Litigation, punitive damages, § 17:16
- Negligence, this index
- No license as claim defense, § 14:15
- Overhead damages for breach, § 14:5
- Owner
 - damages for breach, §§ 14:3, 14:5
 - damages for delay, § 13:11
 - default, procedure to complete defaulted jobs, § 14:2
 - procedure to complete defaulted jobs, § 14:2
- Party performing work, damages for breach, § 14:6
- Personal Injuries, this index
- Prior breach of contract as claim defense, § 14:11
- Procedure to complete defaulted jobs, owner's, § 14:2
- Punitive Damages, this index
- Reading contract, failure to read contract as claim defense, § 14:13
- Reformation, § 14:22
- Rescission as claim defense, § 14:11
- Substantial performance doctrine, § 14:4
- Terms or conditions of contract
 - delay, no damages for, § 7:19
 - liquidated damages, § 7:18
- Third party beneficiary contract, breach of, § 14:9
- Unconscionability as claim defense, § 14:17
- Warranties, damages for breach of warranty, § 12:18

DECEPTIVE TRADE PRACTICES

- Generally, § 16:9

DEDUCTIBLES

- Insurance, § 20:11

DEFAULTED JOBS

- Owner's procedure to complete, § 14:2

DEFECTIVE WORK

- As breach, § 14:1
- Correction, § 7:25
- Negligence, open and obvious defects as defense, § 15:11
- Residential, notice and opportunity to cure, §§ 4:7, 4:8

DEFENSES

- Abandonment as claim defense, § 14:14
- Anticipatory breach, § 14:1
- Betterment as defense, §§ 14:12, 20:20
- Choice of nonperformance of contract, § 14:1
- Claim defenses
 - abandonment, § 14:14
 - betterment, § 14:12
 - condition precedent, failure to perform, § 14:10
 - design, performance according to, § 14:16
 - failure to read contract, § 14:13
 - fraud in the inducement, § 14:19
 - impossibility of performance, § 14:18
 - impracticability and impossibility of performance, § 14:18
 - inducement, fraud in the, § 14:19
 - license, lack of, §§ 2:2, 14:15
 - no license, §§ 2:2, 14:15
 - prior breach of contract, § 14:11
 - reading contract, failure to read contract, § 14:13
 - rescission, § 14:11
 - unconscionability, § 14:17
- Comparative negligence, warranties, § 12:17
- Condition precedent, failure to perform as claim defense, § 14:10
- Construction bonds, surety defenses, § 10:29
- Construction lenders, defenses to foreclosure, § 11:8
- Contracts
 - generally, § 14:1 et seq.
 - abandonment as claim defense, § 14:14
 - avoidable consequences, § 14:21
 - betterment as claim defense, § 14:12
 - choice of nonperformance of contract, § 14:1
 - condition precedent, failure to perform as claim defense, § 14:10
 - default, owner's procedure to complete defaulted jobs, § 14:2
 - design, performance according to design as claim defense, § 14:16
 - duress, § 14:20
 - failure to read contract as claim defense, § 14:13
 - fraud in the inducement as claim defense, § 14:19
 - impossibility of performance as claim defense, § 14:18
 - impracticability and impossibility of performance as claim defense, § 14:18
 - inducement, fraud in the inducement as claim defense, § 14:19
 - interest on money or judgment, recovery of, § 14:8
 - license, lack of license as claim defense, §§ 2:2, 14:15

INDEX

DEFENSES—Cont'd

Contracts—Cont'd

- no license as claim defense, §§ 2:2, 14:15
- party performing work, damages for breach, § 14:6
- prior breach of contract as claim defense, § 14:11
- procedure to complete defaulted jobs, owner's, § 14:2
- reading contract, failure to read contract as claim defense, § 14:13
- reformation, § 14:22
- rescission as claim defense, § 14:11
- substantial performance doctrine, § 14:4
- third party beneficiary contract, breach of, § 14:9
- unconscionability as claim defense, § 14:17

Damages for breach of contract

- owner, §§ 14:3, 14:5
- party performing work, § 14:6

Default, owner's procedure to complete defaulted jobs, § 14:2

Design, performance according to design as claim defense, § 14:16

Diligence, lack of due diligence, § 12:15

Disclaimer and limitation, warranties, § 12:16

Due diligence, lack of, § 12:15

Duress, § 14:11

Failure to read contract as claim defense, § 14:13

Fraud in the inducement as claim defense, § 14:19

Impossibility of performance as claim defense, § 14:18

Impracticability and impossibility of performance as claim defense, § 14:18

Independent intervening causes, warranties, § 12:13

Inducement, fraud in the inducement as claim defense, § 14:19

Interest on money or judgment, recovery of, § 14:8

Intervention, independent intervening causes, § 12:13

License, lack of license as claim defense, §§ 2:2, 14:15

Limitation and disclaimer, warranties, § 12:16

Maintenance, misuse and failure to maintain, § 12:12

Military contractor defense, § 15:15

Misuse and failure to maintain, warranties, § 12:12

Negligence

- military contractor defense, § 15:15
- open and obvious defects as, § 15:11
- warranties, comparative negligence, § 12:17

New attorney training/orientation, affirmative claims or defense, § 21:3

No license as claim defense, §§ 2:2, 14:15

Notice, warranties' lack of notice, § 12:14

Open and obvious defect, § 15:11

Owner

- damages for breach, §§ 14:3, 14:5
- default, procedure to complete defaulted jobs, § 14:2
- procedure to complete defaulted jobs, § 14:2

Party performing work, damages for breach, § 14:6

DEFENSES—Cont'd

- Prior breach of contract as claim defense, § 14:11
- Procedure to complete defaulted jobs, owner's, § 14:2
- Reading contract, failure to read contract as claim defense, § 14:13
- Reformation, § 14:22
- Rescission as claim defense, § 14:11
- Substantial performance doctrine, § 14:4
- Third party beneficiary contract, breach of, § 14:9
- Unconscionability as claim defense, § 14:17
- Warranties
 - generally, § 12:12 et seq.
 - comparative negligence, § 12:17
 - diligence, lack of due diligence, § 12:15
 - disclaimer and limitation, § 12:16
 - due diligence, lack of, § 12:15
 - independent intervening causes, § 12:13
 - intervention, independent intervening causes, § 12:13
 - limitation and disclaimer, § 12:16
 - maintenance, misuse and failure to maintain, § 12:12
 - misuse and failure to maintain, § 12:12
 - negligence, comparative negligence, § 12:17
 - notice, lack of, § 12:14

DELAY

- Extras, Changes, and Delays, this index

DELIVERY

- Litigation, proof of delivery, § 17:3

DEMONSTRATIVE EXHIBITS

- New attorney training/orientation, final trial preparation, § 21:7

DEPOSITS

- Bid depositories, § 5:13
- Construction liens, payment of lien transferred to bond or deposit, § 8:63

DESCRIPTION

- Terms of bid describing work and price, § 5:8

DESIGN

- Constructability review, § 1:13
- Insurance, design defect, § 20:17
- Professional contracts, § 14:53

DESIGN CONTRACTS

- Generally, § 6:11

DESIGN PROFESSIONAL NEGLIGENCE

- Generally, §§ 15:2, 15:3

DESIGNERS

- Interior designer's license, § 2:19

INDEX

DIFFERING CONDITIONS

- Damages, measure of, § 13:7
- Extras, changes, and delays, §§ 13:6, 13:7
- Terms or conditions of contract, § 7:14

DILIGENCE

- Warranties, lack of due diligence as defense, § 12:15

DISABLED PERSONS

- Americans With Disabilities Act, building permits and codes, § 3:5

DISADVANTAGED BUSINESS ENTERPRISE

- Bidding requirements, § 5:22

DISCIPLINARY ACTION

- Building inspectors, § 2:15
- Complaints, § 16:1
- Licenses and certification, § 2:7

DISCLAIMERS

- Warranties, disclaimer and limitation as defenses, § 12:16

DISCOVERY

- Apex doctrine, discovery issues, § 17:4
- Arbitration and third party subpoenas, § 19:10
- Litigation, discovery issues, §§ 17:4, 17:5, 17:9

DISPUTE ADJUDICATORY BOARDS

- Contracts, § 7:50

DISPUTE REVIEW/RESOLUTION BOARDS

- Contracts, § 7:50

DISRUPTION DAMAGES

- Checklist, § 13:13

DOCUMENTATION

- Daily Job Report, §§ 1:8, 1:9
- Preparation for contracting, § 1:7

DRAWINGS

- Ambiguities and conflicts in drawings or specifications, § 13:3
- Submittal of shop drawings, § 7:21

DRONES

- Regulation of commercial drones, § 4:14

DUE DILIGENCE

- Warranties, lack of due diligence as defense, § 12:15

DURESS

- Contracts, § 14:20

ELECTRICAL CONTRACTORS

- Specialty contractors, certification, § 2:10

ELECTRONIC COMMUNICATIONS PROTOCOL

Generally, § 7:48

ELECTRONIC FORMAT

Service of documents, § 8:27

ELEVATORS

Safety code, § 3:4

Specialty contractors, certification, § 2:10

EMPLOYEES

Terms or conditions of contract, §§ 7:8, 7:38

ENGINEERS

Damages, measure of damages for negligence, § 15:3

Engineer's professional license, § 2:20

Licenses and Certification, this index

Negligence

generally, § 15:2

damages, measure of, § 15:3

ENRICHMENT

Remedies for unjust enrichment, § 16:8

EQUAL ACCESS TO JUSTICE ACT

Generally, §§ 2:8, 16:18

EQUITABLE LIENS

Generally, § 9:1

Bar to equitable lien, construction lien as, § 9:2

Bonds, equitable lien on surety bond, § 9:6

Construction liens

generally, § 9:1 et seq.

bar to equitable lien, construction lien as, § 9:2

bonds, equitable lien on surety bond, § 9:6

funds, equitable lien on, § 9:5

inadequate remedy at law, § 9:3

land, equitable lien on, § 9:4

remedy at law, inadequate, § 9:3

surety bond, equitable lien on, § 9:6

unclean hands, § 9:7

Funds, equitable lien on, § 9:5

Inadequate remedy at law, § 9:3

Land, equitable lien on, § 9:4

Remedy at law, inadequate, § 9:3

Surety bond, equitable lien on, § 9:6

Unclean hands, § 9:7

EQUITY

Equitable subrogation, § 16:23

Equitable tolling doctrine, § 17:2

Injunctions, § 16:10

INDEX

EQUITY—Cont'd

Liens. Equitable Liens, this index

EVIDENCE

Attorney fees, pleading and proof of, § 16:20
Delivery, evidence of, § 17:3
Insurance, evidence of, § 20:3
Litigation, evidence of delivery, § 17:3
New attorney training/orientation, final trial preparation, § 21:7
Private trial resolution procedures, § 19:28
Privileges, § 17:8
Spoliation of evidence, remedies, § 16:22
Witnesses, this index

EXCULPATORY CLAUSE

Limitation of liability, § 7:20

EXECUTORY CONTRACTS

Bankruptcy, acceptance or rejection of in construction issues, § 18:3

EXEMPLARY DAMAGES

Punitive Damages, this index

EXEMPTIONS OR EXCLUSIONS

Business tax, § 2:1
Jessica Lunsford Act, criminal background checks, § 4:9
Licenses and certification, exemptions from certification or registration, § 2:5

EXHIBITS

New attorney training/orientation, final trial preparation, § 21:7

EXPECTED CONTRACT

Bidding, form of expected contract as terms of bid, § 5:7

EXPRESS WARRANTIES

Generally, § 12:2

EXTRAS, CHANGES, AND DELAYS

Generally, § 13:1 et seq.
Acceleration
 generally, § 13:10
 checklist, § 13:13
Ambiguities and conflicts in drawings or specifications, § 13:3
Cardinal change, § 13:4
Checklist, § 13:13
Claims for delay, § 13:9
Common problems, § 7:16
Conflicts, ambiguities and conflicts in drawings or specifications, § 13:3
Contract Disputes Act, procedures, § 13:8
Damages
 differing conditions, measure of damages, § 13:7
 disruption damages, checklist, § 13:13

EXTRAS, CHANGES, AND DELAYS—Cont'd

Damages—Cont'd

- home office overhead, damages for delay, § 13:12
- owner, damages for delay, § 13:11

Delay

- breach, delay as, §§ 7:17, 14:1
- checklist, § 13:13
- claims, § 13:9
- home office overhead, damages for delay, § 13:12
- no damages for delay, § 7:19
- owner, damages for delay, § 13:11
- pandemic, § 13:14
- quarantine, § 13:14

Differing conditions

- generally, § 13:6
- damages, measure of, § 13:7

Disruption damages, checklist, § 13:13

Drawings, ambiguities and conflicts in drawings or specifications, § 13:3

Extra work, § 13:15

Forms for changes and extras, § 13:2

Home office overhead, damages for delay, § 13:12

Owner, damages for delay, § 13:11

Plans or specifications, ambiguities and conflicts in drawings or specifications, § 13:3

Sequence of work, § 13:5

Terms or conditions of contract

- generally, § 7:15
- common problems, § 7:16

FALSE CLAIMS ACT

Generally, § 4:5

FAMILIARITY

Bidding, recitation of familiarity as terms of bid, § 5:6

FEDERAL JURISDICTION

Arbitration, § 19:13

FEDERAL STATUTES

Text of selected statutes, § App. B

FEES

Arbitration, attorney's fees, § 19:21

Attorneys' fees, §§ 2:8, 7:41, 8:67, 10:31, 16:20, 19:21

Construction liens, attorney's fees in lien enforcement action, § 8:67

Cost plus fee, § 7:5

Terms or conditions of contract

- attorney fees, § 7:41
- cost plus fee, § 7:5

INDEX

FICTITIOUS NAME

- Licensing, § 2:3
- Preparation for contracting, § 1:2

FIDUCIARY DUTY

- Generally, § 16:3

FILING FALSE DOCUMENTS

- Generally, § 8:82

FINAL CONTRACTOR'S AFFIDAVITS

- Construction liens, §§ 8:29, 8:30

FINANCIAL INSTITUTION REFORM RECOVERY AND ENFORCEMENT ACT

- Construction Lenders, this index

FINANCIALLY RESPONSIBLE OFFICER

- Generally, § 2:3

FINES AND PENALTIES

- Building permits and codes, criminal penalties for public officers, § 3:7
- Construction liens, criminal penalties, § 8:70

FINGERPRINTS

- Jessica Lunsford Act, criminal background checks, § 4:9

FIRE PROTECTION SYSTEMS CONTRACTORS

- Specialty contractors, certification, § 2:10

FITNESS OF GOODS

- Warranties, statutory warranties, § 12:10

FLORIDA EQUAL ACCESS TO JUSTICE ACT

- Remedies, §§ 2:8, 16:18

FLORIDA GROWTH MANAGEMENT ACT

- Concurrency provisions, building permits and codes, § 3:1 et seq.

FLORIDA HOMEOWNER'S RECOVERY FUND

- Generally, § 2:14

FLOW DOWN CLAUSES

- Terms or conditions of contract, § 7:13

FORECLOSURE

- Construction lenders, defenses to foreclosure, § 11:8
- Construction liens, § 8:61

FOREIGN CORPORATION

- Preparation for contracting, § 1:4

FOREIGN STATE

- Licensing of non-Florida contractors, § 2:12

FORM OF BUSINESS

Generally, §§ 1:1, 1:12

FORMATION OF CONTRACT

Generally, § 6:1

FORMS

Amount paid, release of lien for, § 8:48

Bonds

conditional payment bond and forms, § 8:58

special allegations for lien transfer bond, complaint for lien enforcement,
§ 8:88

Changes and extras, § 13:2

Commencement notice, §§ 8:21, 8:24

Complaint for

payment bond, §§ 10:14, 10:15

Complaint for lien enforcement, § 8:84 et seq.

Conditional payment bond and forms, § 8:58

Conditional release of construction liens, § 8:50

Construction bonds

contest of claim against payment bond, notice of, § 10:23

material supplier, form of complaint by, §§ 10:14, 10:15, 10:27, 10:28

release forms for statutory payment bond, § 10:24

subcontractor, form of complaint by, §§ 10:14, 10:27

sub-subcontractor, form of complaint by, §§ 10:15, 10:28

Construction liens

amount paid, release of lien for, § 8:48

commencement notice, §§ 8:21, 8:24

complaint for lien enforcement, § 8:84 et seq.

conditional payment bond and forms, § 8:58

conditional release of lien, § 8:50

contest of lien, § 8:53

contractor's complaint for lien enforcement, § 8:84

final contractor's affidavits, § 8:30

final judgment, § 8:91

final payment, statutory release upon, § 8:47

judgments, final judgment, § 8:91

lis pendens notice, § 8:89

material supplier's complaint for lien enforcement, § 8:87

progress payment, statutory release upon, § 8:46

requests for sworn statements and contracts, § 8:34

satisfaction of lien, § 8:51

show cause, 20-day summons to show cause, § 8:90

special allegations for lien transfer bond, complaint for lien enforcement,
§ 8:88

subcontractor, complaint for lien enforcement, § 8:85

sub-subcontractor, complaint for lien enforcement, § 8:86

summons, 20-day summons to show cause, § 8:90

suppliers, material supplier's complaint for lien enforcement, § 8:87

INDEX

FORMS—Cont'd

- Construction liens—Cont'd
 - termination of notice of commencement, notice of, § 8:24
 - time, release of lien, § 8:49
 - 20-day summons to show cause, § 8:90
- Contest of construction liens, § 8:53
- Contractor's complaint for construction lien enforcement, § 8:84
- Daily job report, preparation for contracting, § 1:11
- Enforcement of construction liens
 - complaint for lien enforcement, § 8:84 et seq.
 - contractor's complaint for lien enforcement, § 8:84
- Extras, changes and, § 13:2
- Final contractor's affidavits, § 8:30
- Final judgment, § 8:91
- Final payment, statutory release upon, § 8:47
- Joint check agreement, preparation for contracting, § 1:10
- Judgments, final judgment, § 8:91
- Lis pendens notice, construction liens, § 8:89
- Material supplier's complaint, §§ 8:87, 10:14, 10:15, 10:23, 10:24
- Notice of construction liens
 - commencement, §§ 8:21, 8:24
 - lis pendens, § 8:89
 - owner, notice to, § 8:26
 - termination of notice of commencement, § 8:24
- Payment bond complaint, public, §§ 10:27, 10:28
 - final payment, statutory release upon, § 8:47
 - progress payment, statutory release upon, § 8:46
 - release of lien for amount paid, § 8:48
- Payment bonds
 - contest of claim against, notice of, § 10:23
 - material supplier, form of complaint by, §§ 10:14, 10:15, 10:27, 10:28
 - preliminary notice to contractor, § 10:10
 - release forms for statutory payment bond, § 10:24
 - subcontractor, form of complaint by, §§ 10:14, 10:27
 - sub-subcontractor, form of complaint by, §§ 10:15, 10:28
- Progress payment, statutory release upon, § 8:46
- Release of construction liens
 - amount paid, release of lien for, § 8:48
 - conditional release of lien, § 8:50
 - final payment, statutory release upon, § 8:47
 - progress payment, statutory release upon, § 8:46
 - time, release of lien, § 8:49
- Requests for sworn statements and contracts, § 8:34
- Responses, construction liens, statements and contracts, responses to requests for, § 8:35
- Satisfaction of construction liens, § 8:51
- Show cause, 20-day summons to show cause, § 8:90
- Special allegations for lien transfer bond, complaint for lien enforcement, § 8:88

FORMS—Cont'd

- Statutory release of construction liens
 - final payment, statutory release upon, § 8:47
 - progress payment, statutory release upon, § 8:46
- Subcontractors
 - construction bonds, §§ 10:14, 10:27
 - construction liens, § 8:85
 - payment bonds, §§ 10:14, 10:27
- Sub-subcontractors
 - construction bonds, §§ 10:15, 10:28
 - construction liens, § 8:86
- Summons, 20-day summons to show cause, § 8:90
- Termination of notice of commencement, notice of, § 8:24
- Time, release of construction liens, § 8:49
- Transfers of construction liens
 - bond or deposit, form of lien transfer bond, § 8:56
 - special allegations for lien transfer bond, complaint for lien enforcement, § 8:88
- 20-day summons to show cause, construction liens, § 8:90

FRAUD

- Generally, § 16:4
- Construction liens, § 8:66
- Inducement, fraud in the inducement as claim defense, § 14:19
- Negligent misrepresentation, § 16:5
- Remedies
 - construction liens, § 8:66
 - negligent misrepresentation, § 16:5
 - unfair and deceptive trade practices, § 16:9
- Unfair and deceptive trade practices, § 16:9

FRAUD IN THE INDUCEMENT

- Claim defense, § 14:19

FRAUDS, STATUTE OF

- Contracts, § 6:7

FUTURE ADVANCE CLAUSE

- Construction lenders, § 11:5

GOOD OR BAD FAITH

- Contracts, § 7:2
- Surety, § 10:30

GOODS

- Fitness, § 12:10
- Merchantability, § 12:9

GOVERNMENT IMMUNITY

- Negligence, sovereign immunity, § 15:5

INDEX

GRANDFATHERING

Certification of registered contractors, § 2:4

GREEN BUILDING REQUIREMENTS

Generally, § 7:49

GUARANTY, PERSONAL

Generally, § 1:6

HABITABILITY OF RESIDENCE

Implied warranty of constructability, § 12:7

HEARINGS

Arbitration

generally, § 19:19

preliminary hearing, § 19:17

Preliminary arbitration hearing, § 19:17

HIGH-LOW AGREEMENTS

Generally, § 17:21

HOME IMPROVEMENT CONTRACTORS

Generally, § 2:16

HOME INSPECTORS

Generally, § 2:23

HOMEBUYER'S PROTECTION ACT

Generally, § 4:6

HOMEOWNER'S RECOVERY FUND

Generally, § 2:14

IMMUNITY

Negligence, sovereign immunity, § 15:5

IMPLIED CONTRACT TERMS

Generally, § 7:2

IMPLIED WARRANTY OF CONSTRUCTABILITY

Generally, § 12:3 et seq.

Approval of plans by Building Authority, structure in accordance with, § 12:5

Building Authority, structure in accordance with plans approved by, § 12:5

Claims, title free of liens and claims, § 12:8

Covenants and restrictions, structure in accordance with, § 12:6

Habitability of residence, § 12:7

Liens, title free of liens and claims, § 12:8

Limitations or restrictions, structure in accordance with covenants and restrictions, § 12:6

Plans approved by Building Authority, structure in accordance with, § 12:5

Residence, habitability of, § 12:7

Title free of liens and claims, § 12:8

Warranties, this index

Workmanlike manner, construction in, § 12:4

IMPOSSIBILITY OF PERFORMANCE

Claim defense, § 14:18

IMPRACTICABILITY OF PERFORMANCE

Claim defense, § 14:18

IMPROVEMENTS

Home improvement contractor, licenses and certification, § 2:16

INADEQUATE REMEDY AT LAW

Construction liens, equitable liens, § 9:3

INDEMNITY

Damages, this index

Terms or conditions of contract, § 7:22

INDEPENDENT CONTRACTOR

Employee or independent contractor, § 7:8

Negligent hiring of, § 15:16

INDEPENDENT INTERVENING CAUSES

Warranties, as defense, § 12:13

INDUCEMENT

Fraud in the inducement as claim defense, § 14:19

INHERENTLY DANGEROUS ACTIVITIES DOCTRINE

Property damage, § 15:17

INJUNCTIONS

Remedies, § 16:10

INSPECTION AND INSPECTORS

Inspection warrants, § 3:6

Licenses, Construction Industry, this index

Negligence of building inspectors, § 15:8

Plan review and inspection, § 3:2

Special inspectors, § 2:20

INSTRUCTIONS TO JURY

New attorney training/orientation, final trial preparation, § 21:7

INSUFFICIENT FUNDS

Worthless checks, § 16:19

INSURANCE

Generally, § 20:1 et seq.

Accident and occurrence, triggers to coverage, § 20:15

Additional insured coverage, § 20:10

Agents, requirement of local resident agent, § 20:2

Appraisal process, § 20:22

Betterment or first cost defense, § 20:20

Builders risk insurance, § 20:5

Coblentz agreements, § 20:21

INDEX

INSURANCE—Cont'd

- Completed operations coverage, § 20:8
- Construction liens, proceeds, § 8:59
- Contract terms, § 7:24
- Contractual liability coverage, § 20:7
- Deductibles, § 20:11
- Default insurance, subcontractor, § 20:18
- Domicile or residence, requirement of local resident agent, § 20:2
- Duty to defend, §§ 20:6, 20:16
- Evidence of insurance, § 20:3
- Exemptions or exclusions
 - commercial general liability insurance exclusions, § 20:9
 - design defect, § 20:17
- Kinds of insurance, § 20:4
- Law, insurance required by, § 20:12
- Liability insurance, generally, § 20:14 et seq.
- Local resident agent, requirement of, § 20:2
- Occurrence, triggers to coverage, § 20:15
- Parties, liability insurance, § 20:14
- Professional liability insurance, § 20:20
- Professional protective insurance, § 20:20
- Project professional liability insurance, § 20:20
- Property damage insurance, generally, §§ 20:22, 20:23
- Self Insured Retention (SIR), § 20:11
- Statute of limitations, § 17:1
- Subcontractors, §§ 20:14, 20:18
- Terms or conditions of contract, § 7:24
- Workers' compensation, § 20:13
- Wrap up insurance programs, § 20:19

INSURANCE AGENTS

- Residency, requirement of local resident agent, § 20:2

INTEGRATED PROJECT DELIVERY OR LEAN CONSTRUCTION

- Contracts, § 7:52

INTENT

- Interference, intentional interference with contract or business relationship, § 16:16

INTEREST ON MONEY OR JUDGMENT

- Breach of contract, § 14:8
- Construction liens, recovery of interest, § 8:69
- Terms or conditions of contract, § 7:33

INTERFERENCE

- Intentional interference with contract or business relationship, § 16:16

INTERIOR DESIGNERS

- Licenses and certification, § 2:19

INTERNATIONAL MATTERS

Arbitration, international arbitration jurisdiction, § 19:13

INTERPLEADER

Construction liens, § 8:71

INTERPRETATIONS

Contracts

general principles, § 6:8

specific rules, § 6:9

General principles, § 6:8

Specific rules, § 6:9

INTERVENTION

Warranties, independent intervening causes as defense, § 12:13

INVESTIGATION

Credit investigation/protection by subcontractors or suppliers, § 1:7

Owner's investigation of contractor, § 1:6

Preparation for contracting

credit investigation/protection by subcontractors or suppliers, § 1:7

owner's investigation of contractor, § 1:6

INVITATIONS TO BID

Bidding, § 5:2

ITEMS LIENABLE

Construction liens, § 8:10

JESSICA LUNSFORD ACT

Generally, § 4:9

JOINT CHECK AGREEMENT

Generally, § 1:8

Form, § 1:9

JOINT LIABILITY

Generally, § 15:13

JUDGES

Private trial resolution judges, § 19:28

JUDGMENTS OR DECREES

Construction liens

final judgment, form of, § 8:91

interest on money or judgment, recovery of interest, § 8:69

personal money judgment, § 8:65

Final judgment, form of, § 8:91

Interest on money or judgment, §§ 7:33, 8:69, 14:8

Personal money judgment, § 8:65

Proposals for judgment, § 7:13

Summary judgment, § 21:6

INDEX

JURISDICTION

- Arbitration, this index
- Personal jurisdiction distinguished from venue, § 7:32

JUSTICE, ACCESS TO

- Florida Equal Access to Justice Act, § 16:18

LABOR

- Terms or conditions of contract, § 7:38

LANDSCAPE ARCHITECT

- Licenses, § 2:19

LAWS

- Generally, § 4:1 et seq.
- Access to Justice Act, § 16:18
- Amendment, § 4:2
- Americans with Disabilities Act, § 3:5
- Badge for noninstructional contractors on school grounds, § 4:10
- Case law, § 4:1
- Charters, § 4:1
- Choice of, § 6:5
- Conflict of laws, § 4:1
- Constitutions, § 4:1
- Drones, regulation of commercial drones, § 4:14
- Equal Access to Justice Act, § 16:18
- Financial Institution Reform Recovery and Enforcement Act. Construction Lenders, this index
- Homebuyer's Protection Act, § 4:6
- Jessica Lunsford Act, § 4:9
- Prohibited governmental actions, § 4:13
- Public Records Act, § 17:6
- Public works projects, § 4:13
- Public-Private Partnerships (P3's), § 4:11
- Regulations and rules, § 4:1
- Statutes, § 4:1
- Statutory construction, § 4:1
- Task force, Construction Industry Workforce Task Force, § 4:12
- Types, § 4:1
- Underground Facility Damage Prevention and Safety Act, § 4:4
- Uniform background screening and badge for noninstructional contractors on school grounds, § 4:10

LENDERS

- See also Construction Lenders, this index
- Advancements, future advance clause, § 11:5
- Coordination of construction loan agreement with construction contract, § 11:7
- Defenses to foreclosure, § 11:8
- Duties of lenders, § 11:1
- Foreclosure, defenses to, § 11:8

LENDERS—Cont'd

- Future advance clause, § 11:5
- Parties to construction loan agreements, § 11:4
- Time, future advance clause, § 11:5

LIABILITY INSURANCE

- Insurance, this index

LICENSES, CONSTRUCTION INDUSTRY

- Generally, § 2:1 et seq.
- Administrative matters
 - attorney fees, administrative proceedings, § 2:8
 - building code administrators and inspectors, § 2:15
- Architect's license, §§ 2:7, 2:19
- Associations
 - home warranty association licenses, § 2:17
 - service warranty association licenses, § 2:18
- Attorney fees, administrative proceedings, § 2:8
- Bonds, Code Compliance Bond, § 2:13
- Building code administrators and inspectors, § 2:15
- Business records requirement, § 2:6
- Business tax receipts, § 2:1
- Classes of contractors
 - specialty contractors, § 2:10
 - state certified, §§ 2:9, 2:10
- Code Compliance Bond, § 2:13
- Compliance, Code Compliance Bond, § 2:13
- Continuing education, § 2:3
- Costs and expenses, attorney fees for administrative proceedings, § 2:8
- Defenses, lack of license as claim defense, § 2:2
- Department of Transportation certification, § 2:22
- Designers, interior designer's license, § 2:19
- Disciplinary action, § 2:7
- Electrical contractors, § 2:10
- Elevator contractors, § 2:10
- Engineers, professional engineer's license, § 2:20
- Exemptions from certification or registration, § 2:5
- Finances and funds, Florida Homeowner's Recovery Fund, § 2:14
- Financially responsible officers, §§ 2:3, 2:7
- Florida Homeowner's Recovery Fund, § 2:14
- Home improvement contractor, § 2:16
- Home inspectors and home inspection services, § 2:23
- Home warranty association licenses, § 2:17
- Improvements, home improvement contractor, § 2:16
- Inspections and inspectors
 - building code administrators and inspectors, § 2:15
 - home inspection services, § 2:23
- Interior designer's license, § 2:19

INDEX

LICENSES, CONSTRUCTION INDUSTRY—Cont'd

- Landscape architect's license, § 2:19
- Local licenses, registration, § 2:4
- Mappers, § 2:21
- No license, effect of, § 2:2
- Non-Florida contractors, licensing of, § 2:12
- Occupational licenses, § 2:1
- Outline, statutory state-certified contractors, § 2:11
- Plumbing contractor, bond, § 2:10
- Professional engineer's license, § 2:20
- Qualify agents, § 2:3
- Receipts, tax receipts, § 2:1
- Records, business records requirement, § 2:6
- Recovery fund, Florida Homeowner's Recovery Fund, § 2:14
- Registration, local licenses, § 2:4
- Septic tank contractors, § 2:10
- Service warranty association licenses, § 2:18
- Specialty contractors, state certified, § 2:10
- State certification
 - generally, § 2:3
 - classes of contractors, §§ 2:9, 2:10
 - outline, statutory state certified contractors, § 2:11
 - specialty contractors, § 2:10
- State Department of Transportation, certification for, § 2:22
- Statutory state-certified contractors, outline, § 2:11
- Surveyors and mappers, § 2:21
- Tax receipts, § 2:1
- Transportation Department of State, certification for, § 2:22
- Warranties
 - home warranty association licenses, § 2:17
 - service warranty association licenses, § 2:18
- Water well contractors, § 2:10

LICENSES, CONTRACTOR

- Defenses, lack of license as claim defense, § 14:15
- Engineers
 - negligence of, §§ 15:2, 15:3
- No license, effect of, § 8:81

LIEN TRANSFER BONDS

- Generally, §§ 8:54, 8:55, 8:57

LIENS

- Construction Liens, this index

LIMITATION AND DISCLAIMER DEFENSE

- Generally, § 12:16

LIMITATION OF ACTIONS

- Generally, § 17:1

LIMITATION OF ACTIONS—Cont'd

Tolling of statute of limitations, § 17:2

LIMITATION OF LIABILITY

Conditions of contract, § 7:20

LIMITATIONS OR RESTRICTIONS

Implied warranty of constructability, structure in accordance with covenants and restrictions, § 12:6

LIQUIDATED DAMAGES

Terms or conditions of contract, § 7:18

LIQUIFIED PETROLEUM GAS INSTALLERS

Specialty contractors, certification, § 2:10

LIS PENDENS

Construction Liens, this index

Equitable liens and, § 9:1

Foreclosure, § 8:61

Forms for notice of, § 8:89

LISTS OR SCHEDULES

Bidding, listing of subcontractors, § 5:14

Construction liens, lienor's procedures, § 8:19

Terms or conditions of contract, time of performance, § 7:17

LITIGATION

Generally, § 17:1 et seq.

Complex Litigation Rule, § 17:19

New attorney training, §§ 21:5, 21:7

LOCAL LICENSES

Registration, § 2:4

LOCAL RESIDENT AGENT

Insurance, requirement of local resident agent, § 20:2

LOST PROFITS

Damages, contracts, § 14:3

LUMP SUM

Terms or conditions of contract, § 7:3

MAINTENANCE OR REPAIR

Warranties, misuse and failure to maintain as defense, § 12:12

MANAGERS

Construction managers, § 7:7

MANIFEST DISREGARD OF THE LAW

Generally, § 19:24

MAPPERS

Licenses, § 2:21

INDEX

MARY CARTER AGREEMENTS

Construction litigation procedure, § 17:20

MASTERS

Special masters, alternative dispute resolution, § 19:28

MATERIALMEN

Construction bonds, form of complaint by material supplier, §§ 10:14, 10:15, 10:27, 10:28

MedArb

Generally, § 19:2

MEDIATION

Generally, § 19:1

Binding mediation, § 19:2

Contract term, § 7:35

Legislative requirements, § 4:7

MedArb, § 19:2

New attorney training, §§ 21:3, 21:4

Offer of judgment, § 17:13

Prerequisite to arbitration, § 7:34

Price determinations, § 7:16

Stipulations for settlement, § 17:12

Terms or conditions of contract, § 7:35

MERCHANTABILITY OF GOODS

Statutory warranties, § 12:9

MERGER CLAUSE

Terms or conditions of contract, § 7:12

MILITARY CONTRACTOR

Negligence, defense, § 15:15

MINORITY BUSINESS ENTERPRISE

Bidding requirements, § 5:22

MISSING WITNESSES

Generally, § 17:17

MISTAKES

Bid mistakes, § 5:15

MISUSE

Preparation for contracting, misuse of corporation, § 1:3

Warranties, misuse and failure to maintain as defense, § 12:12

MOTION IN LIMINE

New attorney training/orientation, final trial preparation, § 21:7

MUTUAL MISTAKE

Generally, §§ 8:45, 14:1, 14:22

NAMES

- Fictitious name
- Licensing, § 2:3
- preparation for contracting, § 1:2

NEGLIGENCE

- Generally, § 15:1 et seq.
- Agents of business entities, negligence of, § 15:7
- Architect
 - generally, § 15:2
 - damages, measure of, § 15:3
- Building inspectors, § 15:8
- Building safety, § 15:18
- Collateral source rule, § 15:14
- Comparative negligence
 - generally, § 15:12
 - warranties, comparative negligence as defense, § 12:17
- Contractor's negligence, § 15:6
- Corporate officers and agents, negligence of, § 15:7
- Damages, measure of
 - architect, § 15:3
 - engineer, § 15:3
- Defects, open and obvious defects as defense, § 15:11
- Defenses
 - military contractor defense, § 15:15
 - open and obvious defects as, § 15:11
 - warranties, comparative negligence as defense, § 12:17
- Economic Loss Rule, § 15:1
- Engineer
 - generally, § 15:2
 - damages, measure of, § 15:3
- Independent contractor, negligent hiring of, § 15:16
- Inherently dangerous activities doctrine, § 15:17
- Inspections and inspectors, negligence of building inspectors, § 15:8
- Joint and several liability, § 15:13
- Military contractor defense, § 15:15
- No economic loss, § 15:1
- Obvious defects as defense, § 15:11
- Officers of business entities, negligence of, § 15:7
- Open and obvious defects as defense, § 15:11
- Owner Negligence, this index
- Privileges or immunities, sovereign immunity, § 15:5
- Public utilities, § 15:9
- Several liability, § 15:13
- Sovereign immunity, § 15:5
- Subcontractor's negligence, § 15:6
- Vandalism, § 15:10
- Warranties, comparative negligence as defense, § 12:17

INDEX

NEGLIGENT MISREPRESENTATION

Remedies, § 16:5

NEGOTIATION

Contracts, negotiation techniques, § 6:3

NEW CONTRACT

Generally, § 6:2

NO DAMAGES FOR DELAY

Terms or conditions of contract, § 7:19

NO ECONOMIC LOSS

Negligence, § 15:1

NONPAYMENT AS BREACH

Generally, §§ 14:1, 16:17

NOTICE

Commencement notice, §§ 8:8, 8:20, 8:21

termination, §§ 8:23, 8:24

Construction bonds

contest of claim against payment bond, §§ 10:18, 10:22, 10:23

performance and nonpayment form, § 10:11

preliminary notice to contractor form, § 10:10

Construction liens, commencement notice, §§ 8:20, 8:21

Contest of lien, § 8:52

Defect, and opportunity to cure, § 4:7

Notice of lis pendens, §§ 8:89, 9:1, 9:4

Owner, notice to

generally, §§ 8:25, 8:26

form of notice to owner, § 8:26

Payment bonds

performance and nonpayment form, § 10:11

preliminary notice to contractor form, § 10:10

Performance and nonpayment form, § 10:11

Preliminary notice to contractor form, § 10:10

Residential defects, §§ 4:7, 4:8

Service of, § 8:27

Termination of notice of commencement

generally, §§ 8:23, 8:24

form of notice of, § 8:24

Warranties, lack of notice as defense, § 12:14

NOVATION

Generally, § 6:2

OBVIOUS DEFECTS

Negligence, obvious defects as defense, § 15:11

OCCUPATIONAL LICENSES

Generally, § 2:1

OCCUPATIONAL LICENSES—Cont'd

Licenses, Contractor, this index

OCCURRENCES

Triggers to coverage, accident and occurrence, § 20:15

OFFER OF SETTLEMENT

Generally, § 17:13

Attorney fees as sanction for failure to accept, § 16:20

OFFICERS OF CORPORATION

Negligence of, §§ 1:3, 15:7

ONSITE SEWAGE DISPOSAL SYSTEMS

Building permits and codes, § 3:9

ONSITE SEWAGE TREATMENT

Building permits and codes, § 3:9

OPEN ACCOUNT

Remedies, § 16:11

OPEN AND OBVIOUS DEFECTS

Negligence, open and obvious defects as defense, § 15:11

OPENING ARGUMENT

New attorney training/orientation, final trial preparation, § 21:7

ORDINARY ACTIONS AT LAW

Construction liens, § 8:62

OUTLINE

Statutory state certified contractors, § 2:11

OWNER NEGLIGENCE

Generally, § 15:4

Owner preparation, the design documents, § 1:13

Owner viewpoint

contract administration, § 1:15

contract completion and closeout, § 1:16

the construction contract, § 1:14

OWNERS

Contract administration, § 1:15

Contract completion and closeout, § 1:16

Contractor investigation and selection, § 1:12

Negligence. Owner Negligence, this index

Preparation for contract, generally, §§ 1:12 to 1:16

Viewpoint, contracts and administration, §§ 1:14 to 1:16

PANDEMIC

Delay, § 13:14

PARTIES

Bid protests, standing, § 5:19

INDEX

PARTIES—Cont'd

- Class actions, § 17:14
- Construction loan agreements, parties to, § 11:4
- Liability insurance, § 20:14
- Performance of work by party, § 14:6
- Terms or conditions of contract
 - generally, § 7:6
 - third party beneficiaries, § 7:42

PARTNERSHIPS

- Preparation for contracting, § 1:5

PAYMENT

- Clauses, § 7:9
- Construction Bonds, this index

PAYMENT BONDS

- Generally, §§ 10:6, 10:7
- Attorney fees, § 10:31
- Claimants, §§ 10:9, 10:12
- Common law, § 10:6
- Conditional, § 8:58
- Duties of surety, §§ 10:29, 10:30
- Notice of contest, §§ 10:7, 10:18, 10:22, 10:23
- Notice of nonpayment, § 10:9
- Obtaining copy, § 10:17
- Private, procedure for claimants, § 10:9
- Public, procedure for claimants, §§ 10:19, 10:20, 10:26
- Request for payment information, §§ 10:21, 10:25
- Rights of surety, §§ 10:5, 10:29
- Transfer of liens to, § 8:57

PAYMENTS

- Generally, § 7:9
- Conditional payment bond and forms
 - generally, §§ 8:7, 8:58
 - certificate of payment to contractor, § 8:58
 - notice of contest of payment, § 8:58
- Construction liens
 - conditional payment bond and forms, §§ 8:7, 8:58
 - deposit, payment of lien transferred to bond or deposit, § 8:63
 - lien transfer bond, payment bond as, § 8:57
 - progress payment affidavits, § 8:28
- Nonpayment form, notice of, § 10:11
- Notice of nonpayment form, § 10:11
- Payment bonds
 - lien transfer bond, § 8:57
 - nonpayment form, notice of, § 10:11
 - notice of nonpayment form, § 10:11
 - notice of performance and nonpayment form, § 10:11

PAYMENTS—Cont'd

- Payment bonds—Cont'd
 - public statutory payment, § 10:19 et seq.
 - rights of surety, § 10:5
- Progress payment affidavits, § 8:28
- Prompt payment laws, § 4:3
- Public statutory payment, § 10:19 et seq.
- Rights of surety, § 10:5
- Statutory action for nonpayment, § 16:17
- Terms or conditions of contract
 - generally, § 7:9
 - performance bonds, § 10:3

PERFORMANCE BONDS

- Generally, § 10:3

PERMITS

- Generally, § 3:1 et seq.
- Florida Growth Management Act, § 3:1 et seq.

PERSONAL INJURIES

- Generally, § 15:1 et seq.
- Agents of business entities, negligence of, § 15:7
- Architect
 - generally, § 15:2
 - damages, measure of, § 15:3
- Building inspectors, § 15:8
- Building safety, § 15:18
- Collateral source rule, § 15:14
- Comparative negligence, § 15:12
- Contractor's negligence, § 15:6
- Corporate officers and agents, negligence of, § 15:7
- Damages, measure of
 - architect, § 15:3
 - engineer, § 15:3
- Defects, open and obvious defects as defense, § 15:11
- Defenses
 - military contractor defense, § 15:15
 - open and obvious defects as, § 15:11
- Engineer
 - generally, § 15:2
 - damages, measure of, § 15:3
- Independent contractor, negligent hiring of, § 15:16
- Inherently dangerous activities doctrine, § 15:17
- Inspections and inspectors, negligence of building inspectors, § 15:8
- Joint and several liability, § 15:13
- Military contractor defense, § 15:15
- No economic loss, § 15:1
- Obvious defects as defense, § 15:11

INDEX

PERSONAL INJURIES—Cont'd

- Officers of business entities, negligence of, § 15:7
- Open and obvious defects as defense, § 15:11
- Owner's negligence, § 15:4
- Privileges or immunities, sovereign immunity, § 15:5
- Several liability, § 15:13
- Sovereign immunity, § 15:5
- Subcontractor's negligence, § 15:6
- Vandalism, § 15:10

PERSONAL MONEY JUDGMENT

- Construction liens, § 8:65

PLAN REVIEW

- Private, § 3:2

PLANS OR SPECIFICATIONS

- Ambiguities and conflicts in drawings or specifications, § 13:3
- Remedies for unauthorized use of plans, § 16:14
- Warranties, structure in accordance with plans approved by Building Authority, § 12:5

PLEADING

- Attorney's fees, pleading and proof of, § 16:20
- Warranty actions, § 12:19

PLUMBING CONTRACTORS

- Specialty contractors, certification, § 2:10

PREDATORY BIDS

- Generally, § 5:23

PRELIMINARY HEARING

- Arbitration, § 19:17

PRELIMINARY NOTICE

- Construction bonds, preliminary notice to contractor form, § 10:10

PREPARATION FOR CONTRACTING

- Generally, § 1:1 *et seq.*
- Acceptances reports, § 1:12
- Corporation
 - foreign corporation, § 1:4
 - misuse, § 1:3
- Credit investigation/protection by subcontractors or suppliers, § 1:7
- Daily job report, forms, § 1:11
- Documentation, § 1:8
- Fictitious name, § 1:2
- Foreign corporation, § 1:4
- Form of business, § 1:1
- Forms
 - daily job report, § 1:11

PREPARATION FOR CONTRACTING—Cont'd

Forms—Cont'd

joint check agreement, § 1:10

Investigation

credit investigation/protection by subcontractors or suppliers, § 1:7

owner's investigation of contractor, § 1:6

Joint check agreement, §§ 1:9, 1:10

Joint ventures, § 1:5

Misuse of corporation, § 1:3

Owner's investigation of contractor, § 1:6

Partnerships, § 1:5

Progress reports, § 1:12

Reports

acceptances reports, § 1:12

daily job report, forms, § 1:11

progress reports, § 1:12

Sole proprietor, § 1:1

Subcontractors, credit investigation/protection by subcontractors or suppliers,
§ 1:7

Suppliers, credit investigation/protection by subcontractors or, § 1:7

PRICE

Bidding, description of work and price as terms of bid, § 5:8

Unit price, terms or conditions of contract, § 7:4

PRIOR BREACH

Claim defense, prior breach of contract as, § 14:11

PRIORITY

Construction liens, time of attachment of lien to title, § 8:22

PRIVATE PROVIDER

Plan review and inspection, § 3:2

PRIVATE TRIAL RESOLUTION JUDGES

Alternative dispute resolution, § 19:28

PROFESSIONAL DESIGN

Contracts, § 7:53

PROGRESS PAYMENT

Construction liens, progress payment affidavits, § 8:28

PROMISSORY ESTOPPEL

Bidding, § 5:16

PROMPT PAYMENT

Laws, § 4:3

PROPERTY DAMAGE

Generally, § 15:1 et seq.

Agents of business entities, negligence of, § 15:7

INDEX

PROPERTY DAMAGE—Cont'd

Architect

generally, § 15:2

damages, measure of, § 15:3

Building inspectors, § 15:8

Building safety, § 15:18

Collateral source rule, § 15:14

Comparative negligence, § 15:12

Contractor's negligence, § 15:6

Corporate officers and agents, negligence of, § 15:7

Damages, measure of

architect, § 15:3

engineer, § 15:3

Defects, open and obvious defects as defense, § 15:11

Defenses

military contractor defense, § 15:15

open and obvious defects as, § 15:11

Engineer

generally, § 15:2

damages, measure of, § 15:3

Independent contractor, negligent hiring of, § 15:16

Inherently dangerous activities doctrine, § 15:17

Inspections and inspectors, negligence of building inspectors, § 15:8

Insurance, this index

Joint and several liability, § 15:13

Military contractor defense, § 15:15

No economic loss, § 15:1

Obvious defects as defense, § 15:11

Officers of business entities, negligence of, § 15:7

Open and obvious defects as defense, § 15:11

Owner's negligence, § 15:4

Privileges or immunities, sovereign immunity, § 15:5

Several liability, § 15:13

Sovereign immunity, § 15:5

Subcontractor's negligence, § 15:6

Vandalism, § 15:10

PROTESTS

Administrative, bids and bidding, § 5:21

Bidding

administrative, § 5:21

judicial, § 5:20

standing as to bid protests, § 5:19

Judicial, bids and bidding, § 5:20

Standing as to bid protests, § 5:19

PUBLIC OFFICERS

Building permits and codes, criminal penalties, § 3:7

PUBLIC RECORDS

Contracts with public agencies, § 7:58
Litigation, procedural issues, § 17:6

PUBLIC UTILITIES

Negligence, § 15:9
Underground Facility Damage Prevention and Safety Act, § 4:4

PUBLIC WORKS

Generally, § 4:13
Methods of procurement, § 5:1
Sales tax exemption for public works, § 7:51

PUBLIC-PRIVATE PARTNERSHIPS (P3'S)

Generally, § 4:11

PUNITIVE DAMAGES

Arbitration, § 19:22
Litigation, § 17:16

QUANTUM MERUIT

Generally, § 16:8

QUARANTINE

Delay, § 13:14

QUI TAM

Generally, § 4:5

READING CONTRACT

Claim defense, failure to read contract as, § 14:13

REAL PROPERTY

Construction liens, equitable lien on land, § 9:4

RECEIPTS

Business tax receipts, construction industry licensing, § 2:1

RECITATION OF FAMILIARITY

Bidding, terms or conditions, § 5:6

RECOMMENCEMENT

Construction liens, recommenced construction, § 8:8

RECORDS

Business records requirement, licenses and certification, § 2:6
Public Records, this index

RECOVERY FUND

Florida Homeowner's Recovery Fund, § 2:14

RECOVERY OF INTEREST

Construction liens, § 8:69

REFORMATION OF CONTRACT

Generally, § 14:22

INDEX

REGISTRATION

Local licenses, § 2:4

RELEASES

Construction liens, §§ 8:45, 8:46 to 8:51

Contract terms, § 7:40

Forms for statutory payment bond, § 10:8

REMEDIES

Generally, § 16:1 et seq.

Uniform Trade Secrets Act, § 16:28

REPLEVIN

Construction liens, § 8:68

REPORTS

Acceptances reports, § 1:12

Daily job report, forms, § 1:11

Progress reports, § 1:12

REPOSSESSION, REPLEVIN

Construction liens, § 8:68

RESIDENCE HABITABILITY

Implied warranty of constructability, § 12:7

RESIDENT AGENT

Insurance agent requirement, § 20:2

RESIDENTIAL CONTRACT WARNINGS

Generally, § 7:43

RESPONSES

Arbitration, § 19:15

RESPONSIBLE SUPERVISING CONTROL

Defined, § 2:19

RETAINAGE

Generally, § 7:9

SAFETY

Contract terms, § 7:55

Safety Permits and Codes, this index

SAFETY PERMITS AND CODES

Elevator safety code, § 3:4

Minimum building and safety codes, § 3:3

Trench Safety Act, § 3:8

Underground Facility Damage Prevention and Safety Act, § 4:4

SALES TAX EXEMPTION

Public works, § 7:51

SANCTIONS

Attorney fees as sanction for failure to accept offer of settlement, § 16:20

Discovery sanctions, § 17:5

SATISFACTION OF CONSTRUCTION LIENS

Generally, § 8:45

Forms, § 8:51

SCHOOLS

Contract terms, school districts and College System institutions, § 7:58

Uniform background screening and badge for noninstructional contractors on school grounds, § 4:10

SCOPE OF WORK

Terms or conditions of contract, § 7:11

SECURITY

Bid security, § 5:10

Pre-final arbitration, § 19:31

SELF INSURED RETENTION (SIR)

Generally, § 20:11

SEPARATE TRIAL

New attorney training/orientation, final trial preparation, § 21:7

SEPTIC TANK CONTRACTORS

Specialty contractors, certification, § 2:10

SERVICE OF DOCUMENTS

Construction liens, § 8:27

SETTLEMENT

Accord and satisfaction, §§ 17:12, 17:12

Offers, § 17:13

Stipulations, § 17:12

SEVERAL LIABILITY

Generally, § 15:13

SHOP DRAWINGS

Terms or conditions of contract, § 7:21

SLANDER OF TITLE

Generally, § 8:61

Lien enforcement defenses, § 8:82

SOVEREIGN IMMUNITY

Negligence, § 15:5

SPECIAL ACTIONS AT LAW

Construction liens, § 8:62

SPECIAL INSPECTORS

Generally, § 2:20

INDEX

SPECIAL MASTERS

Alternative dispute resolution, § 19:28

SPECIALTY CONTRACTORS

State certified, § 2:10

SPOLIATION OF EVIDENCE

Remedies, § 16:22

STANDING

Bid protests, § 5:19

STATE CERTIFICATION

Classes of contractors, §§ 2:9, 2:10

Licenses and Certification, this index

Outline, statutory state certified contractors, § 2:11

Specialty contractors, § 2:10

STATE DEPARTMENT OF TRANSPORTATION

Certification for, § 2:22

STATE JURISDICTION

State arbitration jurisdiction, § 19:13

STATE STATUTES

Text of selected statutes, § App. A

STATED ACCOUNT

Remedies, § 16:11

STATUTE OF FRAUDS

Contracts, § 6:7

STATUTES, FEDERAL

Text of selected statutes, § App. B

STATUTES, FLORIDA

Text of selected statutes, § App. A

STATUTES OF LIMITATIONS

Generally, § 17:1

Tolling of statute of limitations, § 17:2

STAY OF PROCEEDINGS

Generally, § 17:22

Bankruptcy, automatic stay provisions in construction issues, § 18:1

STIPULATIONS

Accord and satisfaction, § 17:12

Litigation, stipulations for settlement, § 17:12

STRICT LIABILITY IN TORT

Remedies, § 16:7

SUBCONTRACTORS

Bidding, listing of subcontractors, § 5:14

SUBCONTRACTORS—Cont'd

- Condominium conversions, § 12:11
- Construction bonds, form of complaint by subcontractors, §§ 10:14, 10:27
- Insurance, §§ 20:14, 20:18
- Negligence, § 15:6
- Preparation for contracting, credit investigation/protection by subcontractors or suppliers, § 1:7

SUBROGATION

- Equitable subrogation, § 16:23
- Waiver, § 7:56

SUBSTANTIAL PERFORMANCE DOCTRINE

- Contracts, § 14:4

SUB-SUBCONTRACTORS

- Construction bonds, form of complaint, §§ 10:15, 10:28

SUMMARY ACTION

- Construction liens, § 8:64

SUMMARY JUDGMENT

- New attorney training/orientation, final trial preparation, § 21:7

SUMMATION

- New attorney training/orientation, final trial preparation, § 21:7

SUPPLIERS

- Condominium conversions, § 12:11
- Credit investigation/protection by subcontractors or, § 1:7

SURETY

- Bad faith, § 10:30
- Construction bonds, § 10:30
- Duties, § 10:30
- Rights of, construction bonds, § 10:5

SURETY DEFENSES

- Construction bonds, § 10:29

SURVEYORS

- Licenses, § 2:21

SWORN STATEMENT

- Construction bonds, request for sworn statement by contractor, § 10:13
- Termination of contract, §§ 7:26, 14:1

TASK FORCE

- Construction Industry Workforce Task Force, § 4:12

TAX

- Business tax receipts, construction industry licensing, § 2:1
- Sales tax exemption for public works, § 7:51

INDEX

TEAMING AGREEMENTS

Generally, § 6:13

TENDER

Generally, § 7:33

THEFT

Remedies, civil theft, § 16:12

THIRD PARTIES

Construction liens, § 8:71

THIRD PARTY BENEFICIARIES

Breach of third party beneficiary contract, § 14:9

Design contracts, § 6:11

Terms or conditions of contract, § 7:42

THRESHOLD BUILDINGS

Generally, § 3:3

THRESHOLD INSPECTORS

Generally, § 2:20

TITLE AND OWNERSHIP

Conditional payment bond, § 8:7

Construction liens

attachment of lien to title, § 8:22

conditional payment bond, § 8:7

payment bonds, § 8:5 et seq.

Contracts

damages for breach, §§ 14:3, 14:5

default, procedure to complete defaulted jobs, § 14:2

design contracts, § 6:11

Damages, §§ 13:11, 14:3, 14:5

Defaulted jobs, procedure to complete, § 14:2

Delay, damages for, § 13:11

Investigation of contractor, preparation for contracting, § 1:6

Negligence, § 15:4

Owners

conditional payment bond, § 8:7

investigation of contractor, preparation for contracting, § 1:6

negligence, § 15:4

payment bonds, § 8:5 et seq.

Payment bonds, § 8:5 et seq.

Warranty of constructability implied, title free of liens and claims, § 12:8

TRADE PRACTICES

Unfair and deceptive trade practices, § 16:9

TRADE SECRETS

Remedies, § 16:24

Uniform Trade Secrets Act, § 16:28

TRANSFERS

Bond or deposit, §§ 8:54 to 8:56

Construction liens

bond or deposit, §§ 8:54, 8:55

form of lien transfer bond, § 8:56

modification, transfer bond or deposit, § 8:55

payment bond as lien transfer bond, § 8:57

payment of lien transferred to bond or deposit, § 8:63

Form of lien transfer bond, § 8:56

Modification, transfer bond or deposit, § 8:55

Payment bond as lien transfer bond, § 8:57

Payment of lien transferred to bond or deposit, § 8:63

TRANSPORTATION, STATE DEPARTMENT OF

Certification for, § 2:22

TRENCH SAFETY ACT

Generally, § 3:8

TRESPASS

Remedies, § 16:27

UNCLEAN HANDS

Equitable liens, § 9:7

UNCONSCIONABILITY

Adhesion contracts, unconscionable clauses, § 6:4

Arbitration clause, § 19:8

Contract defense, § 14:17

UNDERGROUND FACILITY DAMAGE PREVENTION AND SAFETY ACT

Generally, § 4:4

UNFAIR AND DECEPTIVE TRADE PRACTICES

Remedies, § 16:9

UNIFORM TRADE SECRETS ACT

Remedies, § 16:28

Trade secrets, § 16:28

UNIT PRICE

Terms or conditions of contract, § 7:4

UNJUST ENRICHMENT

Remedies, § 16:8

UTILITIES

Underground Facility Damage Prevention and Safety Act, § 4:4

VACATING OR SETTING ASIDE

Arbitration award, § 19:24

VANDALISM

Negligence, § 15:10

INDEX

VENUE

- Arbitration, § 19:12
- Payment bonds, § 10:16
- Performance bonds, § 10:26
- Terms or conditions of contract, §§ 7:28 to 7:32

WAIVER OR ESTOPPEL

- Arbitration, § 19:11
- Bidding, promissory estoppel, § 5:16
- Consequential damages, § 7:46
- Construction liens, §§ 7:40, 8:45
- Subrogation, § 7:56

WARRANTIES

- Generally, § 12:1 et seq.
- Approval of plans by Building Authority, implied warranty of constructability, § 12:5
- Building Authority, structure in accordance with plans approved by, § 12:5
- Claims, title free of liens and claims, § 12:8
- Comparative negligence as defense, § 12:17
- Condominium conversion, § 12:11
- Condominiums, statutory warranties, § 12:11
- Contract term, § 7:36
- Covenants and restrictions, structure in accordance with, § 12:6
- Damages for breach of warranty, § 12:18
- Defenses
 - generally, § 12:12 et seq.
 - comparative negligence, § 12:17
 - diligence, lack of due diligence, § 12:15
 - disclaimer and limitation, § 12:16
 - due diligence, lack of, § 12:15
 - independent intervening causes, § 12:13
 - intervention, independent intervening causes, § 12:13
 - limitation and disclaimer, § 12:16
 - maintenance, misuse and failure to maintain, § 12:12
 - misuse and failure to maintain, § 12:12
 - negligence, comparative negligence, § 12:17
 - notice, lack of, § 12:14
- Diligence, lack of due diligence as defense, § 12:15
- Disclaimer and limitation, defenses, § 12:16
- Due diligence, lack of as defense, § 12:15
- Express warranties, § 12:2
- Fitness of goods, statutory warranties, § 12:10
- Goods
 - fitness of goods, § 12:10
 - merchantability of goods, § 12:9
- Habitability of residence, implied warranty of constructability, § 12:7
- Home warranty association licenses, § 2:17

WARRANTIES—Cont'd

- Implied warranty of constructability, § 12:3 et seq.
- Independent intervening causes as defense, § 12:13
- Intervention, independent intervening causes as defense, § 12:13
- Licenses and certification
 - home warranty association licenses, § 2:17
 - service warranty association licenses, § 2:18
- Liens, title free of liens and claims, § 12:8
- Limitations or restrictions
 - defense of limitation and disclaimer, § 12:16
 - implied warranty of constructability, structure in accordance with covenants and restrictions, § 12:6
- Maintenance, misuse and failure to maintain as defense, § 12:12
- Merchantability of goods, statutory warranties, § 12:9
- Misuse and failure to maintain as defense, § 12:12
- Negligence, comparative negligence as defense, § 12:17
- Notice, lack of, as defense, § 12:14
- Plans approved by Building Authority, structure in accordance with, implied warranty of constructability, § 12:5
- Pleading in warranty actions, § 12:19
- Residence habitability, implied warranty of constructability, § 12:7
- Service warranty association licenses, § 2:18
- Statutory warranties
 - generally, § 12:9 et seq.
 - condominiums, § 12:11
 - fitness of goods, § 12:10
 - merchantability of goods, § 12:9
- Terms or conditions of contract, § 7:36
- Title free of liens and claims, implied warranty of constructability, § 12:8
- Workmanlike manner, implied warranty of constructability, § 12:4

WARRANTS

- Inspection warrants, § 3:6

WATER WELL CONTRACTORS

- Specialty contractors, certification, § 2:10

WEATHER

- Contract terms and conditions, § 7:45

WITNESSES

- Generally, § 17:18
- Expert, § 17:7
- Missing witnesses, § 17:17
- New attorney training/orientation, final trial preparation, § 21:7
- Sequestration, § 17:10

WORK PRODUCT

- Privileges, § 17:9

INDEX

WORKERS' COMPENSATION

Generally, § 20:13

WORKMANLIKE MANNER

Implied warranty of constructability, § 12:4

WORTHLESS CHECKS

Remedies, § 16:19

WRITTEN CONTRACT REQUIREMENT

Generally, § 6:7