

50-State Construction Law Summary

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State	Statute of Limitations	Statute of Repose	Notice & Opportunity to Repair
Alabama	2 yrs. from discovery	7 yrs. after substantial completion	No
Alaska	3 yrs. for contracts; 2 yrs. for torts	10 yrs. after substantial completion	Yes
Arizona	6 yrs. for contracts; 3 yrs. for fraud; 2 yrs. for torts	8 yrs. (up to 9 yrs. for defects discovered in 8 th yr.)	Yes
Arkansas	5 yrs. for contracts; 3 yrs. for torts	4 yrs. after substantial completion (5 yrs. for property damage)	No
California	4 yrs. for contracts; 2 yrs. for personal injury; 3 yrs. for property damage	10 yrs. SB800 provides different timeframes for specific items ranging up to ten years including 4 years for plumbing and electrical systems, 5 years paint, and ten years for many other items such as leaking pipes or structural deficiencies.	Yes
Colorado	3 yrs. for contracts; 2 yrs. for torts	6 yrs. (2-yr. extension if discovered in yr. 5 or 6)	Yes
Connecticut	6 yrs. for contracts; 3 yrs. from accrual for torts; 2 yrs. for negligence	7 yrs. (extended up to 1 yr. for injuries in the final year)	No
Delaware	3 yrs. for contracts	6 yrs. (from earliest of various dates such as substantial completion or payment)	No
Florida	5 yrs. for contracts; 4 yrs. for construction defects	7 yrs. (from earlier of temporary certificate of occupancy (TCO), or 2) certificate of occupancy (CO), or 3) a certificate of completion; or the date of abandonment of construction if not completed)	Yes
Georgia	6 yrs. for contracts; 2 yrs. for personal injury; 4 yrs. for damage to personal property	8 yrs. (may be extended 2 yrs. for personal injuries in 7 th or 8 th yr.)	Yes
Hawaii	2 yrs. for negligence; 6 yrs. for contracts	10 yrs.	Yes
Idaho	5 yrs. for contracts; 2 yrs. for personal injury	Tort actions must be brought within 6 yrs. after final completion	Yes
Illinois	4 yrs. for construction defect based on contract or tort	10 yrs. (4-yr. extension for issues discovered within the 10 yrs.)	No
Indiana	10 yrs. for contracts; 2 yrs. for torts	10 yrs., or 12 yrs. after submission of plans for design defect action; 2-yr. extension for injury occurring in 9 th or 10 th yr.	Yes
Iowa	10 yrs. for contracts; 2 yrs. for personal injury; 5 yrs. for property damage	10 yrs. after the date on which the act or omission has occurred	No
Kansas	5 yrs. for contracts; 2 yrs. for torts	10 yrs. for tort	Yes
Kentucky	10 yrs. for contracts; 1 yr. for personal injury; 2 yrs. for property damage	7 yrs. after substantial completion (may be extended to 8 yrs. for injuries to person or property that occur in 7th yr.)	Yes
Louisiana	10 yrs. for contracts; 1 yr. for torts	5 yrs. for contract, tort, or otherwise (may be extended up to 6 yrs. for injuries in 5th yr.); 10 yrs. for actions against contractors or architects	No
Maine	20 yrs. for contracts; 6 yrs. for torts	Action must be brought 4 yrs. from discovery of negligence, but no more than 10 yrs. from substantial completion of construction contract	No
Maryland	3 yrs. for contracts and torts	20 yrs. for improvements to real property (from date improvement became available) and 3 yrs. from accrual; No cause of action for claims against professional for injuries occurring more than 10 yrs. after improvement (and 3 yrs. from accrual)	No
Massachusetts	6 yrs. for contracts; 3 yrs. for torts	Action must be brought 3 yrs. from action accruing but no more than 6 yrs. after the earlier of opening the improvement for use, or substantial completion of improvement	No
Michigan	6 yrs. for contracts; 3 yrs. for torts	6 yrs. after occupancy, use, or acceptance of improvement, extended to 10 yrs. for gross negligence	No
Minnesota	2 yrs. from discovery of injury for contracts or torts	10 yrs. after substantial completion (may be extended up to 2 yrs. for defect occurring in 9th or 10th yr.)	Yes

Mississippi	3 yrs. for contracts and torts	6 yrs. from written acceptance or actual occupancy or use, whichever is first (does not apply in case of wrongful death)	No
Missouri	5 yrs. for contracts and torts	10 yrs. from completion	Yes
Montana	8 yrs. for contracts; 3 yrs. for personal injury; 2 yrs. for property damage	10 yrs. from completion (with 1 yr. extension for injuries occurring in 10th yr.); does not apply to actions based on written contract	Yes
Nebraska	5 yrs. for contracts; 4 yrs. for torts and for breach of warranty or design defect; 2 yrs. for professional negligence	10 yrs. after the act giving rise to the cause of action	No
Nevada	6 yrs. for contracts; 2 yrs. for personal injury; 3 yrs. for property damage; 4 yrs. from actual knowledge	10 yrs. after substantial completion	Yes
New Hampshire	3 yrs. for contracts and torts	8 yrs. from substantial completion	Yes
New Jersey	6 yrs. for contracts and property damage; 2 yrs. for personal injury	10 yrs. after performance or furnishing of services and construction	No
New Mexico	6 yrs. for contracts; 3 yrs. for personal injury; 4 yrs. for property damage	10 yrs. from substantial completion	Yes
New York	6 yrs. for contracts; 3 yrs. for torts	No statute of repose	No
North Carolina	3 yrs. for contracts and torts	6 yrs. from later of substantial completion or last act or omission giving rise to cause of action	No
North Dakota	6 yrs. for contracts and torts	10 yrs. after substantial completion (may be extended to 12 yrs. for injuries occurring in 10th yr.)	No
Ohio	8 yrs. for contracts; 2 yrs. for torts	10 yrs. from substantial completion (2-yr. extension for defects discovered in last two yrs.)	Yes
Oklahoma	5 yrs. for contracts; 2 yrs. for torts	10 yrs. after substantial completion	No
Oregon	6 yrs. for contracts and property damage; 2 yrs. for personal injury	10 yrs. after substantial completion	Yes
Pennsylvania	4 yrs. for contracts; 2 yrs. for torts	12 yrs. after completion (may be extended to 14 yrs. for injuries occurring between 10th and 12th yrs.)	No
Rhode Island	10 yrs. for contracts; 3 yrs. for personal injury; 10 yrs. for property damage	10 yrs. after substantial completion for tort actions; 10 yrs. for warranty claims	No
South Carolina	3 or 10 yrs. for contracts; 3 yrs. torts	8 yrs. after substantial completion	Yes
South Dakota	6 yrs. for contracts and property damage; 3 yrs. for personal injury	10 yrs. after substantial completion (may be extended up to 11 yrs. for injuries occurring during 10th yr.)	Yes
Tennessee	6 yrs. for contracts; 1 yr. for personal injury; 3 yrs. from accrual; 3 yrs. for property damage	4 yrs. after substantial completion (may be extended to 5 yrs. for injuries occurring during 4 th yr.)	Yes
Texas	4 yrs. for contracts; 2 yrs. for torts	10 yrs. after substantial completion but if there is a 1-2-6 warranty, structural claims may be limited to 6 yrs.	Yes
Utah	6 yrs. for contracts; 4 yrs. for personal injury; 3 yrs. for property damage	6 yrs. for contracts and warranty claims; 9 yrs. for all others (may be extended up to 2 yrs. for causes of action discovered in 8th or 9th yrs.)	No
Vermont	6 yrs. for contracts; 3 yrs. for torts	Vermont does not have a construction-specific statute of repose. Civil actions must commence within 6 yrs. after the cause of action accrues.	No
Virginia	5 yrs. for contracts and property damage; 2 yrs. for personal injury	5 yrs. after performance or furnishing of services and construction	No
Washington	6 yrs. for contracts; 3 yrs. for torts	6 yrs. after later of substantial completion or termination of services	Yes
Washington, D.C.	3 yrs. for contracts and torts	10 yrs. after substantial completion	No
West Virginia	5 or 10 yrs. for contracts; 2 yrs. for torts	10 yrs. after performance or furnishing of services or construction	Yes
Wisconsin	6 yrs. for contracts and property damage; 3 yrs for personal injury	7 yrs. after substantial completion (may be extended 3 yrs. for damages sustained in the last 3 yrs.)	Yes
Wyoming	10 yrs. for contracts; 4 yrs. for torts	10 yrs. from substantial completion (may be extended up to 1 yr. for injuries occurring in 9th yr.)	No

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