

Table of Contents

Chapter I:	Licensure of Construction Professions and Occupations.....	1
A.	Contractors.....	1
1.	The Contractor’s Licensing Board.....	1
2.	Definitions.....	1
3.	“Qualifying Party” or “Certificate Holder”.....	2
4.	“Total Cost of Construction” and Licensure Requirements.....	2
5.	Exemptions.....	2
6.	Examination Requirement.....	4
7.	Licensure and Standing to Sue.....	6
8.	Use of an Unlicensed Subcontractor.....	6
9.	Licensure Standards and Basis for Refusal of License.....	7
10.	Grounds for Discipline or Revocation.....	8
11.	Qualifications: Technical Examination and Net Worth.....	9
12.	Contractor’s License and Choice of Corporate Form.....	10
13.	Residential Contracting vs. General Contracting.....	12
14.	Contractor Classifications and Subclassifications.....	12
15.	Potential Reciprocity.....	24
16.	Joint Venture Bids.....	24
17.	Acting as Prime Contractor.....	24
18.	License Needed to Obtain a Building Permit.....	25
19.	The Duty to Obtain a Building Permit: Contractors and Construction Managers.....	25
20.	Work That Does Not Require a Commercial Contractor’s License.....	26
B.	Construction Managers.....	27
1.	Definition.....	27
2.	Who Is Not a Construction Manager.....	28
3.	Licensure Requirement.....	28

Table of Contents

4.	Oversight of Construction Managers.....	28
C.	Residential Builders.....	29
1.	The South Carolina Residential Builders Commission.....	29
2.	Definitions.....	29
3.	Licensure and Standing to Sue.....	30
4.	Licensure Requirements.....	31
5.	Registration of Specialty Contractors.....	31
6.	Powers of the Commission.....	32
7.	Residential Construction Standards.....	32
D.	Architects.....	33
1.	The South Carolina Board of Architectural Examiners.....	33
2.	Definitions.....	33
3.	Licensure Requirement for Individual Architects.....	33
4.	Certificate of Authorization for Architectural Firms and Choice of Business Form.....	34
5.	Reciprocity.....	35
6.	Renewal Requirements.....	35
7.	Seal.....	36
8.	Exemptions.....	37
9.	Negotiation of Contracts and Bidding.....	37
10.	Code of Professional Ethics.....	38
11.	Investigatory Powers of LLR and/or Architects' Board.....	38
E.	Professional Engineers.....	39
1.	The South Carolina Board of Registration for Professional Engineers and Surveyors.....	39
2.	Definitions.....	39
3.	Engineer-in-Training and Certification.....	41
4.	Professional Engineer and Licensure.....	41
5.	License Requirement for Engineers and Penalty for Violations.....	43
6.	Renewal.....	44

Table of Contents

7.	Practice of Engineering as a Firm.....	45
8.	Temporary Licenses.....	46
9.	Licensure by Comity.....	46
10.	Branch Offices.....	46
11.	Practice by Firms Located in Foreign Countries.....	47
12.	Seals.....	47
13.	Exceptions to the Licensing Requirement.....	49
14.	Rules of Professional Conduct.....	51
15.	Continuing Education Requirements.....	53
F.	Surveyors.....	53
1.	Definitions.....	53
a.	Tier A Surveyor.....	54
b.	Tier B Surveyor.....	55
2.	Unlicensed Surveying.....	55
3.	Eligibility Requirement.....	56
a.	Surveyor-in-Training.....	56
b.	Professional Land Surveyor Tier A.....	56
c.	Professional Land Surveyor Tier B.....	57
4.	Seals.....	58
5.	Exclusions.....	58
6.	Rules of Professional Conduct and Continuing Education.....	60
G.	Landscape Architects.....	60
1.	The Board of Landscape Architectural Examiners.....	60
2.	Definitions.....	60
3.	Licensure Requirements.....	61
4.	Seal.....	62
5.	Exemptions.....	62
6.	Practice by Partnerships and Corporations.....	64
7.	Grounds for Discipline or Revocation.....	65
8.	Powers of Board.....	66

Table of Contents

9.	Regulations Governing Registrations of Landscape Architects.....	66
H.	Related Professions and Occupations.....	66
1.	Asbestos Abatement.....	66
2.	Blasting Contractors.....	67
3.	Burglar and Fire Alarm Systems.....	68
4.	Commercial Inspectors.....	69
5.	Environmental System Operators.....	69
6.	Fire Protection Sprinkler Systems.....	69
7.	Geologists.....	70
8.	Home Inspectors.....	71
9.	Real Estate Appraisers.....	71
10.	Sanitarians.....	71
11.	Soil Classifiers.....	72
Chapter II:	Public Construction Projects – State and Local.....	77
A.	State Procurement.....	77
1.	Overview and Threshold Issues.....	77
a.	History of South Carolina’s Consolidated Procurement Code.....	78
b.	Resources/Bibliography.....	78
c.	Application of Procurement Code to Construction.....	79
d.	Basic Concepts.....	86
e.	Payment Bonds.....	91
f.	Prompt Payments.....	94
g.	Illegal Immigration.....	94
h.	Public Records.....	94
i.	Public Meetings.....	96
j.	Building Codes and State Buildings.....	96
k.	Ethics.....	99
l.	Conflicts of Interest.....	99

Table of Contents

2.	State Construction – Excluding DOT.....	101
a.	Organization of Procurement Code.....	101
b.	Relationship of Code’s Rules.....	102
c.	Office of the State Engineer (OSE) and the OSE Manual.....	103
d.	Source Selection Methods.....	105
e.	Project Delivery Methods.....	112
f.	General Procurement Issues.....	130
g.	Bid Shopping Restrictions.....	142
h.	Construction Documents.....	147
i.	Surety Bonds.....	148
j.	Procurement Protests.....	149
k.	Contract Disputes.....	150
B.	Local Procurement.....	156
1.	The Interplay Between Local Government and the State Procurement Code.....	156
2.	When Does a Local Government Procurement Code Conflict with the State Procurement Code?.....	160
3.	Judging the Sufficiency of Written Determinations Required by Local Procurement Codes.....	170
4.	The Freedom of Information Act (FOIA) and Procurement Selection Committees.....	175
5.	Bid Responsiveness.....	177
6.	Payment Bonds and the Subcontractors Payment Protection Act.....	180
7.	Standing to Sue.....	190
8.	Mootness.....	199
9.	Non-Compete Agreements and Public Procurement.....	203
	Appendix A.....	204
	Chapter III: Contract Clauses.....	205
A.	Introduction.....	205
B.	Claim Notice Requirements.....	206

Table of Contents

C.	Construction Schedule and Time for Completion.....	208
D.	Differing Site Conditions.....	211
E.	Indemnification.....	211
F.	Limitation of Liability/Waiver of Consequential Damages.....	214
G.	Delay Damages and “No Damages for Delay” Clauses.....	215
H.	Payment Provisions.....	216
I.	Arbitration.....	219
Chapter IV:	Insurance [Reserved].....	221
Chapter V:	Claims Arising Out of Contract or Quasi Contract.....	223
A.	Changes – Work Beyond the Scope of the Contract.....	223
1.	Formal Change Procedures/The “Changes” Clause.....	224
a.	AIA A201 Changes Clause.....	225
b.	Change Order/Agreed Changes.....	226
c.	Construction Change Directive.....	227
d.	Order for Minor Change.....	228
2.	Issues Related to Changes in the Scope of the Contract.....	228
a.	Scope of the Contract.....	229
b.	Authority to Request the Change.....	231
c.	Waiver of Formal Requirements: Oral Change Orders.....	233
d.	Notice Requirements.....	235
e.	Cardinal Change.....	236
B.	Delay, Interference, and Acceleration.....	237
1.	Timing of Performance.....	237
2.	Types of Delay.....	239
3.	Compliance with Contract Notice Requirements.....	239
4.	Defenses – Cause of Delay.....	242
5.	No-Damage-for-Delay Clause.....	244
6.	Actual Damages or Liquidated Damages.....	245

Table of Contents

C.	Wrongful Termination.....	249
1.	Wrongful Termination by the Contractor.....	249
2.	Wrongful Termination by the Owner.....	251
3.	Doctrine of Avoidable Consequences.....	251
4.	Contractual Termination for Convenience Clauses.....	252
D.	Express and Implied Warranties.....	253
1.	Express Warranties.....	253
2.	Implied Warranties.....	253
a.	Contractor’s Implied Warranties.....	253
b.	Implied Warranty of Plans and Specifications.....	255
3.	Remedy for Breach.....	256
a.	Damages.....	256
b.	Notice and Opportunity to Cure as Condition Precedent to Suit.....	256
E.	Indemnity.....	258
1.	Scope of Contractual Indemnity.....	259
a.	Indemnifying an Indemnitee from Its Own Negligence.....	259
b.	Indemnity from Second- and Third-Party Claims.....	260
2.	Scope of Liability Under Contractual Indemnity.....	261
3.	Right to Contractual Indemnity.....	262
4.	Notice.....	262
F.	Implied in Law Contracts (Quasi Contract).....	262
1.	Unjust Enrichment.....	263
2.	<i>Quantum Meruit</i>	264
3.	Unjust Enrichment vs. Mechanic’s Lien.....	265
4.	Alternative Remedy to Breach of Contract.....	266
G.	Consequential, Liquidated, and Punitive Damages.....	266
1.	Consequential Damages.....	266
2.	Liquidated Damages.....	269

Table of Contents

3.	Punitive Damages.....	271
4.	Betterment.....	274
Chapter VI:	Construction Defect Claims and Damages.....	277
A.	Applicable Deadlines for Construction Defect Claims.....	278
1.	Statute of Repose – S.C. Code Ann. § 15-3-640.....	278
a.	Running as to Specific Areas/Portions of a Project.....	279
b.	Exceptions and Exclusions.....	279
c.	As Applied to Actions for Contribution.....	281
2.	Statute of Limitations – S.C. Code Ann. § 15-3-530.....	281
a.	The “Discovery Rule”.....	282
B.	Determining the Real Party in Interest.....	282
1.	Homeowners Association vs. Individual Owners.....	283
2.	Master Deeds and Common Elements.....	285
3.	Liability Between Common Owners and HOAs.....	286
C.	Potentially Responsible Parties.....	286
1.	Common Parties.....	286
a.	Owners.....	286
b.	Developers.....	288
c.	Architects and Engineers.....	288
d.	General Contractors.....	289
e.	Subcontractors.....	291
f.	Manufacturers and Suppliers.....	291
g.	Sureties.....	291
2.	Pros and Cons of Pursuing Various Types of Parties.....	292
D.	Causes of Action.....	292
1.	Breach of Contract.....	292
a.	Existence of Contract.....	293
b.	Breach or Unjustifiable Failure to Perform.....	294
c.	Damages Resulting from Breach.....	294

Table of Contents

2.	Negligence.....	294
a.	Duty of Care.....	295
b.	Breach of Duty through Negligent Act or Omission.....	296
c.	Proximate Damages.....	296
3.	Gross Negligence and Recklessness.....	296
4.	Breach of Implied Warranties.....	297
a.	Warranty of Habitability.....	297
b.	Warranty of Good Workmanship.....	298
5.	Negligent Misrepresentation and Fraud.....	298
6.	Unfair Trade Practices Act.....	299
E.	Defenses.....	300
1.	Failure to Mitigate.....	300
2.	Breach of Implied Warranty of Plans and Specifications.....	300
3.	Economic Loss Rule.....	301
4.	Notice and Opportunity to Cure Residential Defects.....	301
a.	Residential Construction.....	301
b.	Non-Residential Construction.....	302
5.	Statute of Limitations.....	302
6.	Statute of Repose.....	302
7.	Other Defenses.....	303
a.	Acceptance.....	303
b.	Acts of Third Parties.....	303
c.	Arbitration.....	303
d.	“As Is”.....	303
e.	Betterment.....	303
f.	Credit for Useful Life.....	303
g.	Breach of Contract.....	303
h.	Breach of Warranty of Plans and Specs.....	304
i.	Open and Obvious Conditions.....	304

Table of Contents

j.	Spoilation of Evidence.....	304
F.	Third-Party Recovery.....	304
1.	Indemnification.....	304
a.	Contractual Indemnity.....	305
b.	Equitable Indemnity.....	306
c.	Other Causes of Action Subsumed within Equitable Indemnity.....	308
2.	Contribution.....	308
G.	Damages.....	310
1.	Actual Damages.....	310
a.	Cost of Repair Method.....	310
b.	The “Diminution in Value” Method.....	312
2.	Consequential Damages.....	314
3.	Extraordinary Damages.....	315
a.	Punitive Damages.....	315
b.	Treble Damages Under the South Carolina Unfair Trade Practices Act.....	316
H.	Conclusion.....	316
	Chapter VII: Design Professional Liability.....	319
A.	Introduction.....	319
B.	Design Professional Liability.....	320
1.	Design Errors and Omissions – Standard of Care – Negligence.....	322
2.	Standard of Care – Gross Negligence.....	325
3.	Requirement for Expert Testimony.....	325
4.	Liability for Construction Administration.....	326
a.	Job Site Observations.....	326
b.	Review of Shop Drawings.....	329
c.	Certification of Payment Applications.....	331
d.	Construction Estimates.....	334
e.	Project Completion.....	337

Table of Contents

5.	Liability to Contractor and Subcontractor.....	337
6.	Liability to Workers and Visitors.....	339
7.	Liability to Users.....	340
8.	Liability to the Surety.....	340
9.	Knowledge and Control of the Work.....	341
10.	Implied Warranty of Plans and Specifications.....	341
C.	Defenses.....	342
1.	Failure to Comply with S.C. Code Ann. § 15-36-100.....	343
2.	Statute of Limitations.....	344
3.	Statute of Repose.....	347
4.	Economic Loss Rule.....	349
5.	Limitation of Liability.....	351
Chapter VIII: Payments.....		353
A.	Introduction.....	353
B.	Payments to Contractors, Subcontractors, and Suppliers.....	353
1.	Pay-if-Paid Provisions Unenforceable.....	353
2.	Statutory Timetables for Payments.....	354
3.	Justifications for Withholding Payment.....	357
4.	Interest on Late Payments.....	357
5.	Exemptions from Application of S.C. Code Ann. §§ 29-6-10 through 29-6-50 (2021).....	358
C.	Payments to Contractors, Subcontractors, and Suppliers.....	359
1.	Pay-if-Paid Provisions Definitively Outlawed in South Carolina.....	359
2.	Bond Provisions of the SPPA.....	360
3.	Ambiguity of Exemptions from SPPA.....	360
D.	Liens of Laborers and Others on Contract Price.....	360
1.	Entitlement to Payment from Monies Received.....	360
2.	Criminal Penalties Associated with Failure to Pay Laborers, Subcontractors, or Materialmen Out of Monies Received from the Owner.....	362

Table of Contents

3.	Waiving the Right to File Lien.....	363
4.	Payments Cannot Be Withheld in Silence.....	363
E.	Standard Form Contract Documents and the Potential for Criminal Prosecution Under South Carolina Law.....	364
F.	Recovery of Attorneys Fees and Interest on Claims for Improvement of Real Estate.....	366
1.	Initial Burden to Prove Unreasonableness of Investigation Is Upon the Claimant.....	367
2.	Conducting a Reasonable Investigation Is the Key to Avoid Liability.....	368
3.	Attorney’s Fees Award for Defending Counterclaim Are Recoverable.....	369
Chapter IX:	Mechanics’ Liens.....	371
A.	Overview.....	371
B.	South Carolina Legislative History.....	372
C.	The Parties Involved.....	373
1.	Generally.....	373
2.	Who Is an Owner?.....	374
3.	The Landlord/Tenant Relationship.....	375
D.	Persons Entitled to Lien Rights.....	376
1.	Generally.....	376
2.	Material Suppliers.....	380
3.	Rules of Construction.....	383
4.	Limitations.....	383
a.	Licensure Requirements.....	383
b.	Mortgage vs. Lien Priority and Future Advances.....	384
c.	Priorities and Limitations on Subcontractors’ Liens, Sub-subcontractors’ Liens, and Suppliers’ Liens.....	385
5.	Multiple Lienors.....	386
6.	Distribution.....	387

Table of Contents

E.	Property Affected by Lien.....	387
F.	Enforcing the Lien.....	388
	1. Notice of Filing.....	388
	a. 90-Day Filing Deadline.....	388
	b. Statement of Account, Property Description, and Licensure Requirements.....	390
	2. Service of Process.....	397
G.	Sanctions for False Statements/Frivolous Liens.....	397
H.	Perfecting the Lien.....	397
	1. Foreclosure Action.....	398
	a. Necessary Parties.....	399
	b. Venue.....	399
	c. <i>Lis Pendens</i> Required.....	399
	d. Amendment of Pleadings.....	400
	e. Action at Law.....	401
	2. Attorney’s Fees.....	401
I.	Discharge of Record Lien.....	404
	1. Settlement.....	404
	2. Transferring the Lien to a Cash or Surety Bond.....	404
	3. Failure to Perfect the Lien.....	405
	4. Fraud.....	406
	5. Discretionary Discharge by the Court.....	406
	6. Unauthorized Practice of Law.....	407
Chapter X:	Bonds and Suretyship.....	409
A.	Introduction.....	409
B.	Performance and Payment Bonds.....	411
	1. Performance Bonds.....	411
	2. Surety’s Options on Principal’s Default.....	411
	3. “Takeover” Agreements.....	413
	4. Payment Bonds.....	413

Table of Contents

C.	Nature and Extent of Surety's Liability.....	414
1.	General Principles.....	414
2.	What Can the Obligee Recover from the Surety in the Event of the Principal's Default?.....	415
3.	Who Can Recover from the Surety?.....	416
4.	Loan Proceeds.....	419
5.	Rented Equipment.....	421
6.	Material Not Delivered to the Site.....	423
7.	Penal Amount of the Bond.....	424
8.	Disputes Concerning Default.....	426
9.	Surety's Liability for Interest.....	427
10.	Surety's Liability for Defects After Substantial Completion.....	428
11.	Surety's Defenses.....	429
12.	Surety's Liability for Personal Injury Claims.....	431
13.	Joint Checks.....	432
14.	AIA Performance and Payment Bonds.....	432
D.	Surety's Remedies.....	433
1.	Remedies Against the Principal and Indemnitors.....	433
a.	Reimbursement.....	433
b.	Exoneration.....	433
c.	<i>Quia Timet</i>	434
d.	Subrogation.....	434
e.	Specific Performance.....	434
2.	Remedies Against the Owner.....	435
3.	Liability of Engineers and Architects to Surety.....	435
4.	Liability of Principal's Accountant to Surety.....	436
E.	Miscellaneous Bonds.....	436
1.	Residential Home Builders.....	436
2.	South Carolina Public Service Commission.....	439
3.	Bid Bonds.....	440

Table of Contents

F.	Arbitration.....	441
1.	Enforceability of Arbitration Clauses.....	441
2.	Surety Bound by Obligee/Principal Arbitration.....	441
3.	Surety Not Entitled to Notice.....	443
G.	Statute of Limitations for Sureties.....	443
1.	Actions Against the Surety.....	443
a.	General Principles.....	443
b.	Little Miller Acts.....	444
c.	Procurement Code.....	444
d.	Highway Construction Contracts.....	445
e.	Sealed Instruments.....	446
2.	Actions by the Surety Against the Principal.....	447
H.	Recovery of Attorney’s Fees.....	448
1.	Right of the Surety to Recover from Principal.....	448
2.	Recovery from Surety.....	449
I.	Bad Faith Claims Against Sureties.....	451
J.	Indemnity Agreements.....	453
K.	Claims Against Governmental Entities.....	456
L.	Rules of Construction.....	458
Chapter XI:	Alternative Dispute Resolution.....	461
A.	Introduction.....	461
B.	Contracting to Arbitrate.....	461
1.	Enforcing Arbitration Clauses.....	462
2.	Waiver.....	462
C.	Mediation.....	464
1.	In General.....	464
2.	Enforcing a Mediated Settlement.....	465
D.	Arbitration Under South Carolina Law.....	466
1.	Initiating Arbitration.....	467
2.	Multiple Party Consideration.....	468

Table of Contents

3.	Discovery Between the Parties.....	469
4.	Third-Party Discovery.....	470
5.	Arbitration Award.....	471
6.	Vacating an Arbitration Award.....	471
E.	Court-Annexed Alternative Dispute Resolution.....	474
F.	Federal Arbitration Act.....	475
1.	FAA or the Arbitration Act?.....	475
2.	Construing a South Carolina Contract Under the FAA....	478
3.	Non-Signatory to the Arbitration Agreement.....	478
4.	Discovery Under the FAA.....	479
5.	Vacating an Award Under the FAA.....	480
G.	The American Arbitration Association Rules and Procedures....	480
1.	Regular Track Disputes.....	480
2.	Large, Complex Construction Disputes.....	481
 Chapter XII: A Survey of Labor and Employment and Workplace Safety and Health Law for Construction Lawyers.....		
A.	At-Will Employment and Exceptions.....	483
1.	Employee Handbook Disclaimers.....	483
2.	Federal Anti-Discrimination Laws.....	484
a.	Title VII.....	484
b.	The Age Discrimination in Employment Act (ADEA).....	484
c.	The Americans with Disabilities Act (ADA).....	484
d.	The Genetic Information Nondiscrimination Act (GINA).....	484
e.	Equal Pay Act.....	485
3.	State Law Exceptions to At-Will Employment.....	485
a.	Public Policy Exception.....	485
b.	Implied or Express Contract.....	485
c.	Jury Duty/Compliance with a Subpoena.....	485
d.	Smoking.....	486

Table of Contents

e.	Political Beliefs.....	486
4.	Harassment.....	486
5.	Retaliation.....	486
B.	Wage and Hour Laws.....	487
1.	The Fair Labor Standards Act.....	487
2.	South Carolina Payment of Wages Act.....	487
C.	Independent Contractors vs. Employees.....	488
1.	The Economic Realities Test.....	488
2.	The <i>Reid</i> Test.....	489
3.	The IRS 20-Factor Test.....	490
D.	Unemployment Claims.....	492
E.	South Carolina Workers' Compensation Act.....	493
F.	Federal and State Immigration Laws.....	493
G.	Recordkeeping.....	493
1.	Recordkeeping Under Federal Law.....	493
a.	Title VII and the Americans with Disabilities Act (ADA).....	493
b.	Age Discrimination in Employment Act (ADEA).....	494
c.	Fair Labor Standards Act (FLSA).....	494
d.	Immigration Reform and Control Act of 1986 (IRCA).....	494
2.	Recordkeeping Under South Carolina Law.....	495
a.	S.C. Payment of Wages Act.....	495
b.	Employment Security Law.....	495
c.	Workers' Compensation Act.....	496
H.	The National Labor Relations Act (NLRA).....	496
1.	Section 7.....	496
2.	Section 8(a)(1).....	497
3.	Section 8(a)(3).....	497
4.	Section 8(a)(5).....	497
I.	Right-to-Work Law.....	497

Table of Contents

J.	The Family and Medical Leave Act of 1993 (FMLA).....	498
K.	Laws Applicable to Government Contractors.....	499
L.	Workplace Safety and Health.....	500
1.	Application.....	502
2.	Standards.....	503
3.	Inspections.....	505
4.	Enforcement.....	507
a.	Willful.....	508
b.	Repeated.....	508
c.	Failure to Abate.....	508
d.	Serious.....	509
e.	“Other Than Serious”.....	509
f.	<i>De Minimis</i>	509
g.	Other Civil and Criminal Penalties.....	509
5.	Adjudication and Appeal.....	510
a.	Federal OSHA.....	510
b.	SCOSHA.....	511
6.	Employer Defenses.....	511
7.	Employee Conduct and Retaliation.....	512
Chapter XIII: The Basics of Bankruptcy Law for Construction Lawyers...		515
A.	General Information.....	515
B.	The Chapters.....	516
1.	Chapter 7.....	516
2.	Chapter 11.....	517
3.	Subchapter V.....	518
4.	Chapter 13.....	521
5.	Chapter 12.....	522
6.	Chapter 9.....	522
7.	Chapter 15.....	523
C.	Why File Bankruptcy?.....	523
1.	Voluntary Bankruptcy.....	523

Table of Contents

2.	Involuntary Bankruptcy.....	524
D.	The Bankruptcy Case.....	527
1.	Notice of Commencement of the Case.....	527
2.	Schedules.....	528
3.	The Estate.....	528
4.	Exemptions.....	529
5.	The Automatic Stay.....	530
a.	Limitations on the Automatic Stay.....	533
b.	Relief from the Stay.....	535
6.	Section 341 Meeting of Creditors.....	537
7.	Claims/Proofs of Claim.....	538
a.	Late Filed Claims.....	542
b.	Claims Litigation.....	542
c.	Claims Trading.....	543
8.	Motions to Value.....	543
9.	Discharge.....	545
E.	Chapter 11.....	546
1.	First Day Motions.....	546
2.	Motions to Use Cash Collateral or to Incur Debt/Approve Financing.....	547
a.	Use of Cash Collateral.....	547
b.	Permission to Borrow Money.....	548
3.	Unsecured Creditors Committee.....	549
4.	Monthly Operating Reports.....	550
5.	Appointment of a Chapter 11 Trustee.....	550
6.	Executory Contracts and Leases.....	551
7.	Use, Sale, or Lease of Property.....	553
a.	Sales Free and Clear.....	554
8.	Confirmation Process.....	555
9.	Post-Confirmation.....	556

Table of Contents

F.	Chapter 13.....	556
	1. Chapter 13 Discharge.....	558
	2. Co-Debtor Stay.....	558
G.	Avoidance Powers.....	558
	1. The Strong-Arm Clause.....	558
	2. Preferences.....	560
	3. Fraudulent Transfers.....	562
H.	Adversary Proceedings.....	563
	Index.....	565