

Richard B. Murphy

Partner

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Phoenix – 602.837.3057



Rich represents participants across the construction and real estate industries in resolving disputes and navigating complex project challenges.

Rich brings more than three decades of experience representing every major participant in the construction industry: owners, developers, design professionals, general contractors, subcontractors, and material suppliers. His work spans disputes ranging from six-figure payment claims to complex, multi-million-dollar litigation involving institutional and commercial projects.

He handles the full spectrum of construction law matters, including Arizona Prompt Payment Act claims, mechanic's lien foreclosure actions, payment bond claims, construction defect litigation, delay and impact claims, contract interpretation disputes, and licensing matters before the Arizona Registrar of Contractors.

Rich's practice extends beyond litigation to the transactional side of construction and development. He drafts and negotiates construction contracts, subcontracts, development agreements, CC&Rs, condominium declarations, ground leases, and related real estate instruments. He regularly advises institutional clients on risk allocation, indemnification, insurance, and compliance throughout the project lifecycle.

His experience includes representing clients on projects valued in the billions of dollars, including major healthcare, commercial, industrial, and mixed-use developments across Arizona.

Rich also handles a wide range of commercial litigation matters and serves as an arbitrator and mediator to help parties resolve disputes efficiently and cost effectively. Clients value Rich's responsiveness and practical judgment. He builds long-term relationships and is committed to understanding how the construction industry operates and what clients need to keep projects moving.

Education

- University of Nebraska-Lincoln College of Law (J.D., 1993)
- University of Arizona (B.A., Political Science, 1989)

Bar Admissions

- Arizona

Select Experience

- **Owners**
Representation of commercial building owners in purchase and sale transactions, financing, leasing, and other business matters, including litigating disputes with contractors, tenants, and others.
- **Developers**
Representation of those involved in the development and redevelopment of commercial and retail projects such as office complexes, buildings, and retail shopping centers.
- **Administrative Law**
Representation of licensed contractors before the Arizona Registrar of Contractors.
- **Specialty Contractors**
Representation of specialty contractors, including review of subcontracts, payment and performance disputes, lien work, and other issues faced by specialty contractors and subcontractors.

Court Admissions

- U.S. District Court for the District of Arizona
- U.S. Court of Appeals for the Ninth Circuit

Professional Affiliations

- State Bar of Arizona, 1993-2026
- Franciscan Renewal Center, Inc. Board of Trustees, 2024-2026
- Xavier College Preparatory Board of Trustees, 2020-2026
- Xavier College Preparatory Development Committee, 2019-2023
- St. Francis Xavier Parish Pastoral Council, 2018-2022
- St. Francis Xavier Advisory School Board, 2011-2016
- Knights of Columbus, 4th Degree
- Actors Theatre of Phoenix, Board of Directors, 1997 - 2002

Accolades

- *Martindale-Hubbell*, Rated AV® Preeminent™
- *Southwest Super Lawyers®*, 2019-2026
- Fellow, Construction Lawyers Society of America