



Tim Maffett

Associate

Baltimore | 410.862.1058 | tmaffett@bakerdonelson.com

Tim Maffett is an experienced construction lawyer advising clients through every stage of the construction process. Tim has a deep understanding of his client's challenges because of his foundational experience as a licensed professional engineer and construction manager for an *Engineering News-Record* (ENR) "Top-10 U.S. Contractor."

Tim Maffett is an attorney in Baker Donelson's Construction Group. He assists clients with all stages of the construction process, including contract drafting and review, dispute resolution, project delays and disruption, and litigation.

Tim is a licensed professional engineer who spent five years at a large commercial construction company building projects throughout D.C., Maryland, and Virginia before transitioning to law. Because of this experience, Tim understands the challenges that owners, contractors, engineers, and designers face and is motivated to serve them.

Before joining Baker Donelson, Tim clerked for Chief Justice Brian D. Boatright of the Colorado Supreme Court. Since joining, he has worked on several complex commercial construction disputes and transactions. Tim brings targeted insight and is a valuable addition to any team.



Representative Matters

- Defended an international engineering firm in alternative dispute resolution regarding more than \$25 million in claims concerning the standard of care and alleged design defects on a high-rise apartment building.
- Represented an international geotechnical construction services contractor in alternative dispute resolution regarding more than \$40 million in claims concerning unpaid change orders, delay, and unforeseen conditions.
- Represented a large general contractor in litigation with a subcontractor over disputed change orders on an international manufacturing project.
- Represented a large general contractor in an early neutral evaluation regarding delay claims and disputed change orders on an office building in Washington, D.C.
- Represented a large developer of multi-unit residential properties and hotels in the Mid-Atlantic region in a dispute over the general contractor's defective performance on a hotel project.
- Represented a subcontractor in its payment bond claims.
- Represented a solar contractor in its mechanic's lien and breach of contract claims in the Maryland Circuit Court.
- Drafted and negotiated EPC Agreement for solar developer.
- Represented a glass and glazing subcontractor in a mechanic's lien claim against the general contractor for unpaid amounts for work performed at a high-rise mixed-use commercial building in Washington, D.C.
- Represented a concrete infrastructure subcontractor in an appeal against a government highway administration in a dispute over unpaid amounts for delays and other changes to the scope of work.



Professional Honors & Activities

- Licensed Professional Engineer – Maryland State Board for Professional Engineers (2017 – present)

- Member – Maryland State Bar Association
 - Council Member, Construction Law Section
- Member – American Bar Association, Forum on Construction Law
- Listed in Best Lawyers: Ones to Watch® in America for Construction Law (2026)
- Selected to Maryland Rising Stars in Construction Litigation (2024 – 2026)
- Volunteer – Ainsley's Angels (2016 – present)



Publications

- "Reminder: Beginning January 1, 2023, Virginia "Pay-if-Paid" Clauses No Longer Valid" (December 2022)
- Co-author – "Cannabis, Consumers, and the Trademark Laundering Trap," 62 *William and Mary Law Review* 1939 (2022)
- "*Baca v. Colorado Department of State: Faithless Electors*," *Denver Law Review Forum* (June 2020)



Education

- University of Denver Sturm College of Law, J.D., 2021
 - Outreach Editor – *Denver Law Review*
- Pennsylvania State University Schreyer Honors College, Bachelor of Architectural Engineering, 2013



Admissions

- District of Columbia, 2025
- Pennsylvania, 2022
- Maryland, 2021
- U.S. District Court for the District of Maryland, 2023
- U.S. District Court for the Middle District of Pennsylvania, 2025