

Michael C. Carroll

Partner

808-523-9000

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Services

Real Estate Litigation

Complex Business Litigation

Trust & Estate Litigation

Admissions

Hawaii

U.S. District Court, District of Hawaii

U.S. Court of Appeals, Ninth Circuit

Education

J.D., *cum laude,* The John Marshall Law School, Chicago, Illinois
Lead Articles Editor, *John Marshall Law Review*
Published article: *"The Development of Native Hawaiian Self-Determination"*, *John Marshall Law Review*, 33 J. Marshall L. Rev. 639
Moot Court Semi-Finalist, Thomas Tang Moot Court Competition

B.A., Psychology, University of Hawai'i at Mānoa

Overview

Michael Carroll is a partner in the firm's litigation department and is recognized as one of Hawaii's top-rated real estate attorneys. Acknowledged by **Super Lawyers as a Rising Star (2013-2015)** and named one of Hawaii's Best Lawyers in Litigation-Real Estate by **Best Lawyers in Hawaii (2017 to present)**, Mr. Carroll is known for his zealous representation, creative problem-solving, and tenacious advocacy.

His practice areas include real estate and construction litigation, complex business and commercial litigation, and land use matters. Over his career, Mr. Carroll has represented developers, owners, contractors, associations, corporations, governmental entities, and private individuals in high-stakes disputes.

Raised in Hawaii, Mr. Carroll combines local knowledge with extensive legal expertise to achieve the best outcomes for his clients.

Experience

Select Results

Construction, Real Estate, and Commercial Litigation

- Represented beachfront property owner in Kailua in a two-week jury trial, successfully defending breach of listing agreement claims.

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- Advocated for proponents of Maui's genetically engineered crops moratorium in high-profile litigation.
- Represented small businesses in Kaka'ako against the City and County of Honolulu over ownership disputes of public streets.
- Represented a state agency in residential development projects across three islands, addressing contractor defaults and bankruptcy filings.
- Defended demolition subcontractor in claims against general contractors on a military housing project.
- Successfully obtained a mechanic's lien in the amount of $8,990,779.71 for a contractor who provided labor and materials to renovate a hotel property.
- Obtained a trial verdict of more than $750,000 for a contractor who performed work on a public infrastructure project.

Land Use and Development

- Represented a developer in South Kohala in land use proceedings regarding property entitlements.
- Assisted a Waikīkī condominium association in nuisance claims over construction exhaust impacting residential units.

Insurance Defense

- Represented national construction sureties in disputes with contractors over cost-plus contracts.
- Successfully defended a pool designer in Guam against negligence claims in a personal injury case.

Representative Clients

- Developers, owners, and contractors in complex construction disputes and defect claims.
- Hotel owners and resort developers in multimillion-dollar litigation.
- Small businesses in disputes involving public street ownership and government actions.
- Landowners and buyers in real estate disputes, including title claims and encroachment issues.

Published Works

- Michael Carrol interviewed regarding the use of artificial intelligence in the courtroom
- Co-author and co-presenter: *"Building Codes in Hawaii"* and *"Construction Lien Law in Hawaii"* (2014)

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- Co-author and co-presenter: *"Litigating Disputes over Easements and Restrictive Covenants"* (2013)
- Co-author and co-presenter: *"Construction Defect Litigation: From A to Z"* (2012)
- Author: *"The Development of Native Hawaiian Self-Determination"*, *John Marshall Law Review*, 33 J. Marshall L. Rev. 639 (2000)

Honors

- Super Lawyers Rising Star (2013-2015)
- Best Lawyers in Hawaii – Litigation-Real Estate (2017 to present)

Affiliations

Professional Associations & Memberships

- President, Asian American Law Students Association
- Hawaii State Bar Association, Member
- American Bar Association

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