

Sarah M. Love

Partner

808-523-9000

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Services

Real Estate Litigation

Construction Law & Litigation

Complex Business Litigation

Admissions

Hawaii, 2006

U.S. District Court, District of Hawaii, 2006

Education

J.D., University of Hawai'i at Mānoa, William S. Richardson School of Law

B.A., Psychology, DePauw University

Overview

Sarah Love is a partner at Lung Rose Voss Wagnild and a recognized leader in construction, real estate, insurance, employment, and complex commercial litigation. Honored as one of Hawaii's Business Magazine's **20 for the Next 20** in 2024, she is known for her ability to provide strategic counsel and achieve favorable outcomes for her clients.

With extensive litigation and arbitration experience, Ms. Love represents a diverse range of clients, including developers, contractors, sureties, and homeowners. Beyond her legal practice, she is actively involved in the community as a board member of the **Building Industry Association of Hawaii** and the **National Association of Home Builders**.

Experience

Select Results

Construction Litigation

- Represented a Hawaii developer in class action litigation alleging construction defects; achieved settlement for significantly less than the original demand.
- Secured a mechanic's lien exceeding $20 million for a general contractor in a high-stakes probable cause hearing.
- Successfully obtained arbitration awards for homeowners against general

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contractors for construction defects and mismanagement.

- Defended an architecture firm in professional negligence claims, resolving the case out of court.
- Represented local sureties on Payment and Performance Bond claims.

Procurement Disputes

- Represented property management companies in disputes with the State of Hawaii over contract awards, resolving favorably before administrative hearings.
- Advocated for a property management company in an administrative hearing with the Department of Commerce and Consumer Affairs, resulting in a favorable award.

Real Estate Litigation

- Defended an escrow company against claims by condominium owners, successfully settling the matter out of court.
- Represented homeowners in claims against associations for failure to maintain common elements, achieving favorable settlements.
- Negotiated favorable resolutions for purchasers in claims against brokers, developers, and associations.

Complex Commercial Litigation

- Represented estates and surviving family members in a multi-claim litigation involving medical malpractice, roadway design, and product liability. Settled favorably on the eve of a four-week federal jury trial.
- Represented developer in multi-million dollar bad faith claim against insurance company.

Employment Litigation

- Defended employers against retaliatory and wrongful termination claims, as well as complaints filed with the Hawaii Civil Rights Commission.

Representative Clients

- Albert C. Kobayashi, Inc.
- Alpha Electric Supply
- ASSETS School
- Doman Building Group
- D.R. Horton Hawaii LLC
- Gentry Homes

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- Honsador Lumber, LLC
- Hunt Companies
- Kalaeloa Ventures, LLC
- Maryl Group Construction, Inc.
- Swinerton Builders

Published Works

- *Extending Loss of Consortium to Reciprocal Beneficiaries: Breaking the Illogical Boundary Between Severe Injury and Death in Hawaii Tort Law"*, 28 U. Haw. L. Rev. 429

Honors

- Pacific Business News 40 Under 40 (2016)
- Listed in Best Lawyers (since 2019)
- Hawaii Business 20 For The Next 20 (2024)

Affiliations

Professional Associations & Memberships

- Hawaii State Bar Association, Member (since 2006)
- American Bar Association (since 2006)
- CAAP Arbitrator (since 2011)
- Federal Bar Association
- Building Industry Association of Hawaii, Member (since 2014)
- Building Industry Association of Hawaii, President (2023)
- Hawaii State Representative, National Association of Home Builders (2025-2027)
- National Association of Home Builders Workforce Development Council, Member (2026-2028)

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