



January 30, 2026

RE: House Judiciary Committee - Testimony on Statute of Repose

ReArch Construction is a commercial construction management firm headquartered in South Burlington with additional offices in Lebanon and Portsmouth, NH. We employ approximately 85 people and have been in business in Vermont since 2003. ReArch Properties is our sister company that focuses on development opportunities in Vermont and New Hampshire and also includes our property management services in which we manage over 1M SF of space.

Implementing Statutes of Repose in Vermont offers several compelling advantages, especially within the construction sector. Here are the core arguments favoring their implementation:

1. **Predictability and Stability:** Statutes of repose establish a fixed period during which legal claims related to construction defects can be brought forward. This provides construction professionals such as contractors and developers the certainty of a definite timeframe for potential liability, allowing them to plan and allocate resources more effectively without the concern of old claims unexpectedly resurfacing.
2. **Economic Benefits:** The implementation of these statutes can lead to reduced construction and insurance costs for contractors and developers. By limiting the duration of liability exposure, insurers can better assess and manage risks, potentially resulting in lower insurance premiums, which can save costs for businesses operating within the state.
3. **Encouragement for Investment:** Statutes of repose provide construction firms with assurance that their liability does not extend **indefinitely**. This can incentivize investments in new projects, thereby stimulating economic growth and job creation within Vermont, as firms become more willing to undertake new ventures with clear legal boundaries.
4. **Consistency with Neighboring Jurisdictions:** The vast majority of states already have statutes of repose enacted. Aligning Vermont with these standards can enhance the state's competitiveness for construction firms that operate regionally, particularly for those engaged in projects across multiple states.
5. **Judicial Efficiency:** Limiting the timeframe for litigation decreases the burden on the judicial system by eliminating outdated claims and allowing the focus to shift to more current and relevant cases. This can contribute to a more streamlined judicial process, saving time and resources.

Overall, implementing statutes of repose could enhance Vermont's business climate, particularly for the construction industry, by providing clearer legal parameters, reducing financial burdens, and making Vermont an attractive environment for investment in construction projects.

Regards

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