



RYAN P. SULLIVAN

Associate

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BOARD CERTIFIED BY THE FLORIDA BAR

Board Certified in Construction
Law

PRACTICE FOCUS

Construction & Design
Litigation

Construction Claims and
Litigation

Project Management and
Claim Avoidance

Construction & Design
Contracts and Negotiation

Mediation, Arbitration &
Litigation

Insurance & Surety Issues

Construction & Design

EDUCATION

University of Florida, B.M., 2013,
cum laude

University of Florida, B.A., 2013

University of Florida, M.S., 2016

Ryan Sullivan focuses his practice on construction transactions and litigation, and is a Board-Certified Specialist in construction law by the Florida Bar.

He has experience representing a variety of clients in the construction industry, including owners, condominium and homeowners associations, developers, contractors, subcontractors, material suppliers, design professionals, and sureties. He has significant experience in construction defect litigation and construction contract disputes on both public and private projects, and has advised clients in all phases of construction. Ryan is a co-vice chair of the Construction Board Certification Review Course Committee, and is an active member of the Construction Law Committee, currently serving as a co-chair of the Legislation Subcommittee.

Prior to joining the firm, Ryan practiced construction law in his hometown of Gainesville, Florida, representing clients in matters ranging from small payment disputes to multi-million-dollar construction defect claims. Ryan is an avid supporter of his hometown team, the Florida Gators, is a proud graduate of the University of Florida with a B.M. in music, a B.A. in political science, and a M.S. in sport management, and earned his J.D. at the University of Florida Levin College of Law.

Outside the office, Ryan enjoys spending time with his two young daughters. He also enjoys playing and listening to music, and following trends in sport analytics.

RYAN P. SULLIVAN

University of Florida Levin
College of Law, J.D., 2016, *cum
laude*

BAR ADMISSIONS

The Florida Bar

COURT ADMISSIONS

Southern District of Florida

Middle District of Florida

HONORS

- Florida Super Lawyers Rising Star (2025)
- The Florida Bar Construction Law Committee Rising Star (2025)

EXPERIENCE

- Represented a condominium association on a construction defect matter spanning over 120 buildings and tens of millions of dollars in damages. The case involved challenges to expert witnesses, weeks of depositions, and complex issues relating to liability for work performed by subcontractors, issues regarding responsibility of licensed contractors, and other legal theories.
- Represented a sub-subcontractor who sought payment from a subcontractor for renovation work performed on a hotel. The case involved several motions for summary judgment involving issues relating to substantial performance and construction licensing, and eventually resulted in a favorable jury verdict for the client.

COMMUNITY & PROFESSIONAL

- The Florida Bar
 - Real Property, Probate and Trust Law Section
 - Construction Law Committee
 - Construction Litigation Subcommittee: Co-Chair
 - Construction Law Certification Review Course Committee: Co-Vice Chair (2024)

NEWS & INSIGHTS

Fifty-Eight Hill Ward Henderson Attorneys Named to 2025 Florida Super Lawyers List
Firm News, 6.26.25

Ryan Sullivan Receives The Florida Bar Construction Law Committee's prestigious Rising Star Award
Firm News, 3.13.25

Hill Ward Henderson Welcomes Two New Attorneys
Firm News, 9.22.23