



Michael S. DeLeo

Partner

P: 425.990.4014 E: mdeleo@prklaw.com
Legal Assistant: Rachel White x4058

Practice Emphasis

Appeals	Bankruptcy & Creditors' Rights
Business Law	Construction & Procurement
Litigation	Banking & Creditor Rights
Arbitration	Regulatory and Licensing
Mediation	Insurance Defense Litigation

About Michael

Michael DeLeo's practice focuses on high stakes commercial litigation and transactional work specific to his areas of practice. As one of the region's foremost banking, financial institutions, construction, and insurance defense attorneys, his roots run deep in Washington state's legal and business markets.

Mike remains closely engaged in the expansive growth of Bellevue, Seattle, and outlying cities in the western and eastern parts of the state. He takes great pride in representing his clients, helping solve their problems, and meeting their objectives, and is always focused on reaching optimal outcomes.

Mike is meticulously involved in addressing legal issues covering virtually every aspect of banking law, creditor rights issues, and the needs of financial institutions. Work he handles in the construction industry, regulatory and licensing arena, and insurance defense area has resulted in a long and ongoing successful track record.

Banking and Creditors' Rights

Mike represents banks and other financial institution clients in federal, state, and bankruptcy courts. He provides strategic business advice and general counseling covering a wide variety of issues. Mike has represented some of the world's largest institutional lenders, regional banks, and numerous private lenders. The broad range of work he provides includes:

- > Loan documentation
- > Loan workouts
- > Litigation
- > Collection actions
- > Defense of avoidance actions
- > Wrongful foreclosure defense
- > Bankruptcy matters
- > Receiverships
- > Regulatory issues
- > Construction Law

As the fastest growing state in the nation – for a second consecutive year – Washington’s construction market is like no other; and for almost three decades Mike has remained a solid presence in the industry. His work includes representing one of the largest building and construction supply companies in the world. He has truly done it all. Mike advises and represents owners, contractors, subcontractors, suppliers, developers, and professionals (architects-engineers) with business-related issues, and also litigates and arbitrates on their behalf. He is a committed advocate for his clients, working tirelessly to seek quick and effective resolutions. When conflicts cannot be resolved outside the courtroom, Mike is fully prepared to represent clients in trial. His work in this area includes:

- Development and drafting of contracts
- Defending defective design and workmanship claims
- Payment and delay disputes
- Purchase and supply agreements
- Bid stage issues
- Bond releases
- Construction lien and public works claims

Insurance Defense Litigation

With a wide range of experience in defense litigation, Mike intimately understands the particular aspects of the insurance industry. His defense practice covers the gamut including construction defect, professional liability, and personal injury claims.

Mike’s insurance defense work is extensive, and includes the representation of his construction industry clients, banks and financial institutions, lenders, suppliers, product manufacturers, and others. He is well-versed in all aspects of this work and regularly obtains positive outcomes in a variety of highly complex matters. This has included representation of a large and renowned U.S. manufacturer and some of Washington’s most notable workplace injury cases.

Regulatory and Licensing

In his regulatory and licensing work, Mike’s clients rely on him to ensure appropriate procedures are followed to meet regulation and licensing compliance requirements. When these actions are questioned, and clients face charges by governmental entities, Mike applies his in-depth experience to challenge the charges through appropriate avenues, including administrative law proceedings.

Washington State’s Office of the Attorney General’s has broad authority to issue Civil Investigative Demands (“CID’s”). When clients are faced with CID’s, Mike’s experience significantly helps minimize the disruption to their lives and businesses. Should a CID result in actual or threatened charges, Mike is fully capable and prepared to vigorously defend his clients, proficiently working with the Attorney General’s office towards a swift resolution.

Mediation and Arbitration

In addition to his legal practice, Mike serves as both an arbitrator and mediator. He has successfully mediated several exceedingly complex cases, including convoluted business matters, difficult partnership disputes, complicated consumer claims, bankruptcy disputes, and many property damage and personal injury claims (some of which involve confounding insurance coverage issues).

Mike is a Certified Mediator for bankruptcy matters, and also a panel arbitrator in King, Pierce and Snohomish Counties.

Education

- > J.D., Seattle University School of Law, 1992
- > B.A., University of Washington, 1989

Bar Admissions

- > State Courts of Washington
- > State Courts of Oregon
- > United States District Court for the Western District of Washington
- > United States District Court for the Eastern District of Washington
- > United States District Court for the District of Oregon
- > United States Court of Appeals for the Ninth Circuit

Publications & Presentations

- > Author, Construction Industry Leads the Reopening of Washington State, April 2020
- > Author, Coronavirus Aid, Relief and Economic Security Act, March 2020
- > Speaker, Getting Paid, Oregon Contractor and Supplier Presentation, May 2015
- > Speaker, Construction Lien and Construction Bond Claims in Washington, July 2013

Professional & Civic Involvement

- > Washington State Bar Association
- > King County Bar Association
 - Member, Bankruptcy Section
 - Member, Alternative Dispute Resolution
- > Pierce County Bar Association
- > American Bar Association
 - Member, Construction Section
 - Member, Litigation Section
- > American Bankruptcy Institute
- > Washington Defense Trial Lawyers, Member