Demolition Contract Template

This **Demolition Agreement** ("***Agreement***") is entered into as of _____ ("***Effective Date***") by and between the parties below:

Contractor

_____

_____ _____

_____ _____ _____ _____

_____ _____

Property Owner

_____

_____ _____

_____ _____ _____ _____

_____ _____

Contractor and Property Owner may be referred to individually as a "***Party***" and collectively as the "***Parties***."

1. Purpose

The purpose of this Agreement is to set forth the terms and conditions under which Contractor will perform demolition services at the property identified in this Agreement. The Parties intend to create a legally binding agreement governing the demolition of the specified structure(s) in accordance with applicable laws and industry standards.

2. Description of Property

The demolition services will be performed at the following property:

Property Address: _____ _____ _____ _____ _____ _____

Legal Description *(if applicable)*: _____

Type of Structure(s): _____

Owner represents that it has lawful authority to authorize demolition of the structure(s) located on the property.

3. Scope of Work

Contractor shall perform the following demolition services ("***Work***"):

- Demolition of:
- Removal of debris and waste materials
- Site clearing and grading (if applicable)
- Disconnection and termination of utilities (if included)
- Any additional services specifically described here:

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The Work shall be performed in a professional and workmanlike manner consistent with industry standards.

Any services not expressly included in this Agreement are excluded unless agreed in writing and signed by both Parties.

4. Permits and Regulatory Compliance

Contractor shall obtain and maintain all permits, licenses, and approvals required to perform the Work unless otherwise specified below:
Permit Responsibility:

Contractor shall comply with all applicable laws, regulations, environmental requirements, and safety standards relating to demolition, waste disposal, hazardous materials handling, and site safety.

If hazardous materials such as asbestos, lead-based paint, or other regulated substances are discovered, Contractor shall promptly notify Owner. Removal of such materials shall be addressed by written amendment to this Agreement unless expressly included in the Scope of Work.

5. Contract Price and Payment Terms

Owner agrees to pay Contractor a total amount of _____ ("***Contract Price***").

Payments shall be made as follows:

Payment Stage	**Amount**	**Due Date/Condition**
Deposit		
Progress Payment		
Final Payment		

All payments shall be made within _____ days of invoice date unless otherwise stated. Late payments may accrue interest at a rate of _____ % per month or the maximum rate permitted by law, whichever is lower.

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6. Project Schedule

Work shall commence on or about _____, subject to permit approval and site readiness, and is expected to be substantially completed by _____.

Delays caused by weather, unforeseen site conditions, governmental action, labor disputes, or other events beyond Contractor's reasonable control shall extend the completion date accordingly.

7. Access to Site

Owner shall provide Contractor with reasonable access to the property, including access to utilities, equipment staging areas, and necessary entry rights, for the duration of the Work.

Owner shall ensure that the property is free from occupants, personal property, and obstructions not included in the Scope of Work prior to commencement.

8. Utilities

Unless otherwise stated, Owner is responsible for ensuring that all utilities (including gas, water, electricity, and sewer) are properly disconnected prior to demolition.

If Contractor is responsible for utility disconnection, it shall coordinate with the relevant service providers.

9. Insurance

Contractor shall maintain, at its own expense, the following insurance coverage during the term of the Work:

- Commercial General Liability Insurance
- Workers' Compensation Insurance as required by law
- Automobile Liability Insurance (if applicable)

Upon request, Contractor shall provide certificates of insurance evidencing such coverage.

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10. Indemnification

To the extent permitted by law, Contractor shall indemnify and hold harmless Owner from claims, damages, losses, and expenses arising directly from Contractor's negligent acts or omissions in performing the Work.

Owner shall indemnify and hold harmless Contractor from claims arising from Owner's failure to disclose known hazardous conditions or from Owner's breach of this Agreement.

11. Change Orders

Any modification to the Scope of Work, Contract Price, or Project Schedule must be documented in a written change order signed by both Parties.

Verbal instructions shall not alter the terms of this Agreement.

12. Safety and Site Conditions

Contractor shall implement reasonable safety measures to protect workers, adjacent properties, and the public during performance of the Work.

Owner acknowledges that demolition activities involve inherent risks, including noise, dust, vibration, and temporary disruption.

13. Termination

13.1 Termination for Cause

Either Party may terminate this Agreement upon written notice if the other Party materially breaches its obligations and fails to cure the breach within [Number] days after receiving written notice.

13.2 Termination Without Cause

Owner may terminate this Agreement without cause upon written notice. In such event, Contractor shall be entitled to payment for Work performed up to the termination date, including reasonable demobilization costs.

13.3 Effect of Termination

Upon termination, Contractor shall cease operations, secure the site in a safe condition, and submit a final invoice for amounts due.

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14. Warranties and Representations

Contractor represents that it is properly licensed and authorized to perform demolition services.

Owner represents that it holds clear authority to authorize demolition of the property and that it has disclosed all known hazardous conditions.

Except as expressly stated in this Agreement, no additional warranties are provided.

15. Governing Law and Dispute Resolution

This Agreement shall be governed by the laws of _____, without regard to conflict of law principles.

In the event of a dispute arising under this Agreement, the Parties shall first attempt to resolve the matter through good faith negotiations. If unresolved, the dispute shall be submitted to the courts of competent jurisdiction located in _____, unless the Parties agree in writing to alternative dispute resolution.

16. Entire Agreement

This Agreement constitutes the entire understanding between the Parties concerning the subject matter and supersedes all prior discussions, proposals, or agreements.

Any amendment must be in writing and signed by both Parties.

17. Severability

If any provision of this Agreement is determined to be invalid or unenforceable, the remaining provisions shall remain in full force and effect.

18. Notices

All notices required under this Agreement shall be in writing and delivered by personal delivery, recognized courier service, or certified mail to the addresses of the Parties stated above, or to such other address as either Party may designate in writing.

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The Parties acknowledge that they have read, understood, and agreed to the terms of this Demolition Agreement.

Contractor

Name

Date

Signature

Property Owner

Name

Date

Signature

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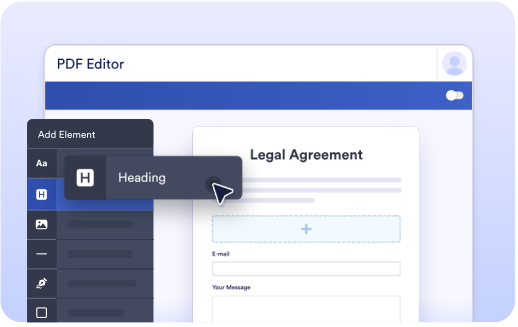
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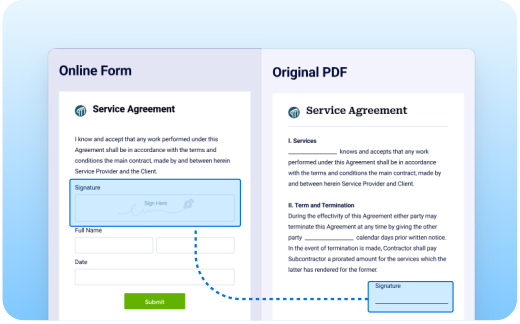
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