



Troy A. Mainzer

ASSOCIATE

TAMPA

813.229.4239

813.229.4133

CONNECT

tmainzer@carltonfields.com

LinkedIn

Overview

Troy Mainzer's practice focuses on construction law, litigation, and arbitration. Troy represents a diverse range of clients in both the residential and commercial construction space, including large-scale national homebuilders, general contractors, subcontractors, developers, and owners in a variety of matters including construction defects, construction liens, delay claims, and payment and contract disputes.

Troy also has extensive real property litigation experience, representing homebuilders, developers, real estate investors, owners, lenders, landlords, and tenants in cases involving development disputes, the authority to sell real property, title defects, landlord/tenant matters (commercial and residential), mortgage foreclosures, and other real property matters.

Additionally, Troy frequently provides clients with contract advice, using his litigation experience to identify problematic provisions and help clients account for the multitude of scenarios that may arise in connection with a contract. Troy is experienced in arbitrating disputes before the American Arbitration Association, as well as drafting effective arbitration agreements.

Troy also maintains an active pro bono practice. He frequently volunteers with Crossroads for Florida Kids, serving as attorney ad litem for vulnerable children in Hillsborough County. He has also represented a veteran before the Board of Veterans' Appeals and provided pro bono services to Habitat for Humanity and the Innocence Project.

Earlier in his career, Troy served as a law clerk to the Honorable Anthony E. Porcelli of the U.S. District Court for the Middle District of Florida, handling a varied civil litigation caseload and assisting the judge in preparation for hearings, including multiday evidentiary hearings and mediation.

In addition to his law practice, Troy is a U.S. Coast Guard licensed captain and an avid offshore fisherman, competing in fishing tournaments throughout the Florida.

Experience

- Obtained successful outcome for builder after two-day arbitration against owners' claims of breach of contract, fraudulent inducement, negligent misrepresentation, deceptive and unfair trade practices, breach of implied warranty of fitness, breach of common law implied warranty of habitability, breach of written warranty, and building code violations.
- Assisted trial team in a two-week jury trial on compensatory and punitive damages based on a negligence cause of action against a title insurance company. Troy's role included drafting substantive motions, preparing the defense's witnesses for direct and cross-examination, and posturing the litigation for the client's successful settlement of the case just prior to closing arguments.
- Represented publicly traded developer client in successfully obtaining a favorable pay-nothing settlement after notice of lis pendens filed in connection with lawsuit between third parties threatened the developer's multimillion-dollar development.
- Represented developer in obtaining favorable settlement in lawsuit where a minority member of the seller LLC sought to rescind the developer's purchase of valuable commercial real estate.

- Represented real estate investment company in a declaratory judgment and quiet title action, successfully obtaining removal of a \$225,000+ code lien that the city contended attached to the company's residential property.
- Represented real estate brokerage and title company in dispute with property buyer after a third-party fraudster posed as the property owner and sold the owner's property without consent. Obtained favorable settlement of dispute pre-litigation.
- Represented real estate agent in defending against negligence claim asserted by property owner after a third-party fraudster posed as the owner and sold the owner's property without consent. Obtained favorable settlement at mediation.
- Obtained favorable settlement on behalf of commercial tenant sued for breach of lease agreement.

Areas of Focus

Practices

- [Construction Litigation](#)
- [Construction](#)
- [Litigation and Trials](#)
- [Real Property Litigation](#)

Industries

- [Construction](#)

News

08.24.2021

Carlton Fields Adds Troy A. Mainzer to Real Property Litigation Practice

Recognition

- *The Best Lawyers in America: Ones to Watch*, Construction Litigation (2025)

Professional & Community Involvement

- Hillsborough County Bar Association
- Federal Bar Association
- Ferguson-White Inn of Court

- Jesuit Bar Association

Credentials

Education

- University of Florida Fredric G. Levin College of Law (J.D., 2019)
 - Executive Symposium Editor, *Florida Law Review*
- University of Florida (B.S., 2016)

Bar Admissions

- Florida

Court Admissions

- U.S. District Court, Middle District of Florida
- U.S. District Court, Southern District of Florida

Clerkships

- Hon. Anthony E. Porcelli, U.S. District Court, Middle District of Florida