BOISE, WEDNESDAY, NOVEMBER 4, 2026, AT 10:00 A.M.

IN THE SUPREME COURT OF THE STATE OF IDAHO

SECURED LAND TRANSFERS, LLC, a Delaware limited liability company, d/b/a TitleOne, **Plaintiff,** **v.** **FOLGER DEVELOPMENT SERVICES, LLC, an Idaho limited liability company,** **Defendant-Cross Claimant-Counterdefendant-Appellant,** **and** **SUSAN F. CHACON and ROBERT A. CHACON, husband and wife,** **Defendants-Cross Defendants-Counterclaimants-Respondents.** **ROBERT A. CHACON and SUSAN F. CHACON, husband and wife,** **Third-Party Plaintiffs-Respondents,** **v.** **JOSHUA D. FOLGER, an individual,** **Third-Party Defendant-Appellant.**	**Docket No. 52946/53318**

Appeal from the District Court of the Fourth Judicial District of the State of Idaho, Ada County. Michael J. Reardon and Cynthia Yee-Wallace, District Judges.

Snell & Wilmer, L.L.P. Boise, for Appellants.

Meuleman Law Group, LLC, Boise, for Respondents.

This appeal stems from a dispute over a construction contract and distribution of escrow account funds. Folger Development Services, LLC (FDS) and Susan and Robert Chacon (the

Chacons) entered two construction contracts for the remodel of the Chacons' home in Boise, Idaho. Funds to pay for the remodel were to be distributed into an escrow account with TitleOne Boise (TitleOne). After a dispute arose over the contract terms and payment of the escrow funds, TitleOne filed an interpleader action against FDS and the Chacons. TitleOne was dismissed from the action and the remaining funds were deposited with the clerk of the court.

FDS and the Chacons filed crossclaims against each other, both claiming, among other things, breach of contract. After a six-day bench trial, the district court ruled in favor of the Chacons. The district court dismissed all of FDS' claims under the theory that FDS had failed to allege and prove it was a registered contractor in compliance with Idaho Code section 54-5217 (ICRA) at all relevant times during the contracts. The court further held that FDS had breached the contracts and awarded the Chacons treble damages based on Idaho Code section 48-608(2) (ICPA). FDS timely appealed. The district court then awarded the Chacons costs and attorney fees. FDS timely appealed this second judgment, and this Court consolidated the appeals.

On appeal, FDS contends that the district court: (1) erred in concluding that FDS failed to plead and prove it was a registered contractor under ICRA; (2) erred in dismissing FDS' claims because of its failure to plead and prove it complied with ICRA; (3) erred in determining Idaho Code section 6-5203 (NORA) was inapplicable; (4) erred in awarding the Chacons treble damages under the ICPA; (5) abused its discretion in awarding attorney fees for block billed entries; and (6) abused its discretion in awarding attorney fees under Idaho Rule of Civil Procedure 54(e)(3).