

DECOTIIS, FITZPATRICK & COLE, LLP

REAL ESTATE

COMPLETING A REAL ESTATE PROJECT TYPICALLY INVOLVES COORDINATING THE WORK OF DOZENS, SOMETIMES HUNDREDS OF STAKEHOLDERS – DEVELOPERS, LENDERS, LOCAL GOVERNMENTS, TRADE UNIONS, ARCHITECTS, AND ENGINEERS, TO NAME JUST A FEW. The Real Estate Practice Group at DeCotiis helps clients plan, finance and complete real estate projects as smoothly, expeditiously and cost-effectively as possible.

We approach real estate matters from a business perspective. Our extensive experience, combined with our intimate knowledge of the people, processes, local economies, real estate markets and developers, allows us to render the assistance that helps our client complete projects. This might include helping a developer work with a municipality, helping a builder work cost-effectively with an architect, The attorneys of DeCotiis' Real Estate Law Group represent individuals, national and local developers, financial institutions, commercial and industrial firms with large facilities or substantial land holdings in every kind of real estate transaction or land use issue. A partial list of our work includes:

- Contract negotiations for land acquisition and assemblage
- Structuring of ownership and development entities
- Financing of commercial real estate, and mortgage transactions
- Drafting and negotiating leases
- Obtaining necessary permits and approvals
- Representing clients before regulatory agencies and municipal planning/zoning boards

Our practice includes frequent and close collaboration with experts in real estate planning, land use, and the appraisal of real estate. We have represented scores of public entities in cases involving commercial and/or industrial uses. These cases often call for a multi-disciplinary approach to issues ranging from real estate finance, zoning and planning, and environmental impacts. The Real Estate Practice Group uses this experience to develop successful strategies for the litigation of real estate tax appeals and eminent domain proceedings.

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Consequently, we have a substantial real estate litigation practice, which consists of cases involving contested mortgages, landlord-tenant disputes and zoning and planning issues. Our experience includes foreclosures and the restructuring of troubled investments, real estate tax appeals, structuring tax abatement agreements with government entities, condemnation actions, purchases, sales and mortgage refinancings. We also have wide experience in the representation of private entities and individuals in condemnation proceedings and tax appeals. For each case, we undertake an independent evaluation in collaboration with well-qualified experts to ensure that each matter is pursued to an appropriate negotiated or litigated outcome.

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