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REAL PROPERTY & ASSET MANAGEMENT PRACTICE GROUP

Jackson & Campbell has served the legal needs of the real estate industry for over a century. The firm combines a sophisticated national practice with a well-established general practice at the local and regional levels. Our clients include:

- Commercial office building owners and managers
- Multi-family housing owners, developers and managers
- Retail establishments
- Shopping centers
- Condominiums and Co-operative housing associations, owners, developers and managers
- Nonprofit organizations
- Government contractors

Our team of professionals in the Real Property and Asset Management Group dedicate themselves to assisting owners, developers and managers of real property based assets in accomplishing their strategic goals and in handling the everyday concerns of a successful operation. Their real estate-centered expertise ranges from the initiation, development and zoning for a new project through operations, management, and leasing to disposition whether by sale or by like-kind exchange.

Development/Purchase/Sale

Our lawyers guide firm clients through every aspect of acquiring, developing, leasing, or selling a real estate operating asset, including:

- Development contracts and brokerage agreements
- Purchase and sale
- Commercial and government leasing
- Negotiation of environmental risks
- Zoning and other local and municipal regulatory actions
- Construction financing and permanent financing
- Intergenerational transfers
- Like-kind exchanges

Title Insurance and other Litigation

For decades, attorneys at Jackson & Campbell have been leaders in representing title insurers. In both national cases and in more localized, regional matters, the Group's attorneys have developed a distinct and unique expertise in handling the complex litigation needs of title insurers and other real estate participants. Our attorneys continue a long tradition of prompt analysis of situations and immediate application to courts for marshalling and seizure of assets or documents in the event that fraud or defalcation becomes apparent. Practical experience with the world of real estate transactions and highly specialized knowledge of title insurance law are combined with sophisticated courtroom skills to provide the highest level of representation and client satisfaction. These skills and knowledge have allowed the attorneys to expand the scope of litigated matters to include the full array of real estate disputes.

- ADA requirements
- Environmental hazard counseling and litigation (plywood roofing, Chinese dry wall claims, asbestos claims, lead-based paint claims, and "sick building syndrome")

Multi-Family Housing

Multi-family housing is one of the most regulated industries in the country, with extensive government oversight ranging from federal Fair Housing laws through local zoning and the regulation of the landlord and tenant relationship. Jackson & Campbell's attorneys have served major regional and national apartment managers and owners, and the managers and owners of cooperatives and condominiums on every aspect of legal risk and regulation in the industry, including:

- Fair Housing Act counseling and litigation
- Americans with Disabilities Act counseling and litigation
- Management contracts
- Cable television agreements
- Residential leases
- Rehabilitation Act Section 405 counseling and litigation
- Taxation and municipal regulations
- Employment disputes and human resources issues
- Tenant safety, premises liability and drug use
- Third-party criminal activity issues