JACKSON&CAMPBELL

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PRACTICES

Business Law

Employment Law

General Litigation & Trial Practice

Insurance Coverage

Professional Responsibility

Real Estate

Tax Law

Trusts & Estates

REAL ESTATE MEMBERS

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Real Estate

Overview

Jackson & Campbell, P.C. has served the legal needs of the real estate industry for over a century. Practical experience with real estate transactions and highly specialized knowledge are combined with sophisticated courtroom skills to provide the highest level of representation and client satisfaction. These skills and knowledge have allowed our attorneys to expand the scope of litigated matters to include a wide array of real estate disputes. The Firm combines a sophisticated national practice with a well-established general practice at the local and regional levels. Representative clients include:

- Commercial office building owners and managers
- Commercial tenants
- Condominiums, cooperatives, and multi-family housing associations, owners, developers, and managers
- National title insurers
- Non-profit associations
- Regional financial institutions

Our team of professionals in the Real Estate Litigation and Transactions Practice 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, titling, and development of a new project through operations, management, and leasing to disposition, whether by sale or like-kind exchange.

COMMERCIAL REAL ESTATE

Jackson & Campbell attorneys have the knowledge, skills, and litigation experience to help guide our clients, whether they are owners, developers, individuals, lenders, and trustees, through acquiring, selling, transferring, developing, or protecting residential real state in a complex multi-jurisdiction area, such as the greater Washington area.

Operating real property assets requires specialized knowledge and counsel. Problems that seem unique when first encountered by an owner or manager usually have been addressed and solved by our attorneys on numerous occasions in the past. Jackson & Campbell's attorneys have experience in:

Litigation

- Americans with Disabilities Act (ADA) requirements
- Environmental hazard counseling and litigation, such as: plywood roofing, asbestos claims, lead-based paint claims, and sick building syndrome
- Foreclosure
- Water and sewer disputes

Transactions

- Commercial leasing
- Property management agreements
- Compliance with ADA and other statutes governing the ownership of real property
- Purchase and sale of commercial real estate and related financing
- Real estate taxes and assessments
- Vendor contracts and resolution of vendor contractual disputes

CONDOMINIUM, COOPERATIVE, AND MULTI-FAMILY HOUSING

Condominium, cooperative, and 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 managers and owners of cooperatives and condominiums and major regional and national apartment managers and owners on every aspect of legal risk and regulation in the industry, including:

Development

- Advising boards of housing organizations on corporate governance and advocacy issues
- Developing contracts and brokerage agreements
- Counseling on environmental risks
- Zoning and other local and municipal regulatory actions

Legislative Advocacy and Lobbying

- Advocacy before D.C. agencies and the D.C. Council

Litigation

- ADA counseling and litigation
- Compliance with corporate governance and regulations
- Employment
- Fair Housing Act counseling and litigation
- Rehabilitation Act counseling and litigation

Management

- Corporate governance
- Emotional support animals
- Employment disputes and human resources issues
- Management contracts
- Residential leases
- Taxation and municipal regulation
- Tenant safety, premises liability, and drug use
- Third-party criminal activity issues

Transactions

- Condominium conversions
- Construction financing and permanent financing
- Contract negotiations
- Financing: The capital intensive real property industry demands experienced, sophisticated financing counsel which Jackson & Campbell can provide. The group has represented borrowers and lenders in a wide variety of financing transactions and has provided counseling to national asset-based lenders.
- Insurance coverage
- Intergenerational transfers
- Like-kind exchanges
- Purchase and sale
- Wi-Fi/cable company agreements

RESIDENTIAL REAL ESTATE

Jackson & Campbell’s attorneys have the experience to help guide you through a complex multi-jurisdictional area, such as the greater Washington region. Whether acquiring, selling, transferring, developing, or protecting residential real estate, our attorneys have a wide breadth of experience representing

individuals, associations, and business entities, through a variety of legal issues including:

Litigation & Administrative Hearings

- Adverse possession
- Boundary and easement disputes
- Breach of warranties (statutory and title)
- Construction contracts
- D. C. Tenant Opportunity to Purchase Act (TOPA)
- Partitions
- Purchase and sale agreements

Transactions

- Commercial lending/real estate financing
- D. C. Office of Tax and Revenue
- Deed of Trusts
- TOPA
- Negotiation of easements
- Promissory Notes
- Purchase and sale agreements
- Tax
- Transfer of properties to trusts and LLCs

TITLE INSURANCE

For decades, Jackson & Campbell has been a leader in representing title insurers. In both national and regional matters, our attorneys have developed a distinct and unique expertise in handling the complex litigation needs of title insurers and other real estate participants.

Our attorneys promptly analyze threats to the validity and priority of liens and title and immediate applications to courts for marshaling and seizure of assets or documents in the event that fraud or defalcation becomes apparent. Practical experience with 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.

Legislative Advocacy and Lobbying

- Advocacy before D.C. agencies and the D.C. Council

Litigation

- Adverse possession
- Boundary disputes
- Coverage issues
- Defalcations
- Equitable subrogation

REAL ESTATE (CONTINUED)

- Miscellaneous curative litigation
- Quiet title action/declaratory judgments
- Probate-related curative litigation
- TOPA

Transaction

- Coverage advice and counseling