BERGER SINGERMAN
FLORIDA'S BUSINESS LAW FIRM

REAL ESTATE LITIGATION

Real estate plays a vital role in Florida's economy, and Berger Singerman strongly believes that a focused approach is essential when disputes over the ownership, use, leveraging and value of land arise. Our Real Estate Litigation Group's depth of experience, knowledge and creativity puts us in the forefront of developing unique and innovative solutions to real estate related disputes.

The Group is comprised of seasoned litigators who understand the nuances and uniqueness of real estate issues, transactional attorneys who provide insight and analysis into all of the elements leading up to the dispute, and bankruptcy, reorganization and workout counsel who navigate clients through the complexities of creditor-debtor relief. Our multidisciplinary experience is deployed seamlessly into each engagement which allows us to formulate and rapidly execute on a comprehensive, pragmatic and results-driven pathway to resolution.

Real estate transactions are a part of every market segment in Florida, and despite best efforts, disputes arise. Often, it is during critical junctures when disputes and delays are the most impactful. We understand the economics of delay, and our range of experience and knowledge enables us to rapidly intervene with a focus on solutions rather than a time consuming and costly process.

We have successfully represented clients in a wide range of asset classes such as:

- vertical and horizontal developments
- multifamily and student housing
- condominiums
- commercial, office and retail spaces
- healthcare facilities
- agricultural and ranch lands
- marinas
- mitigation banks
- hospitality
- gaming and attraction sites
- shopping centers and malls
- planned unit developments
- large scale master planned communities

Within these asset classes, our clients have called on us for representation involving:

- distressed or defaulted debt
- nonperforming or underperforming loans
- foreclosures of securitized and traditional mortgages
- real estate-related contracts

- tort, fraudulent conveyance and lender liability claims
- construction disputes
- title insurance claims
- workouts, restructuring and recapitalizations
- boundary line and ownership disputes
- partitions, zoning and land use disputes
- receiverships, bankruptcy and insolvency proceedings
- construction defect and failed development claims
- administrative claims and enforcement actions
- condominium development and administration claims
- recourse and nonrecourse guarantor liability
- landlord and tenant disputes
- submerged land disputes
- state and federal land disputes
- coastal and lakeshore ownership and use claims
- accretion and reliction impact disputes

With Group members resident throughout our offices, we offer coverage for clients in virtually every forum including state, federal and international courts, arbitrations, mediations, administrative hearings and agency panels, planning commissions, development review boards, city and county commissions, and legislative bodies.