BERGER SINGERMAN
FLORIDA'S BUSINESS LAW FIRM



JEFFREY R. MARGOLIS

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Jeffrey Margolis is a member of Berger Singerman's Business, Finance, and Tax Team in Fort Lauderdale. Jeff has an illustrious background representing and advising real estate owners, developers, investors, and managers in a colorful variety of transactional real estate matters (both residential and commercial). He counsels clients on all angles of creating, structuring, and operating large-scale real estate projects, condominiums, mixed-use projects, hotels, and retail establishments, among others.

Jeff's driving core principle is a belief that his hard-won legal knowledge should be shared freely with clients and colleagues — especially by way of pro-bono work for underrepresented groups. He has championed various interests such as Holocaust survivors seeking reparations, undocumented juvenile immigrants pursuing legal status in the U.S., and disabled veterans lobbying for Combat-Related Special Compensation (CRSC). Jeff considers his success in advocating for these groups to be one of his most significant achievements.

Thanks to Jeff's openness, fledgling attorneys instinctively understand that they can come to Jeff for advice any time. He proudly follows the achievements of dozens of brilliant people he has trained and mentored, including one particular mentee who he hired straight out of law school. Under his guidance, that mentee has blossomed into a successful partner at Berger Singerman.

Jeff enjoys the collaborative nature of his work at the firm, both with his colleagues and his clients. He is dedicated to supporting his clients through every stage of their legal proceedings and tailors his approach to each case to fit their unique needs and values. Honest feedback is fundamental to Jeff's mission; he works tirelessly not only to provide excellent legal counsel but to become each client's trusted advisor.

As the business day comes to a close, a three-pronged rule of thumb in Jeff's office is that all calls get returned, that all emails get answered, and that the team takes time to celebrate any client's success.

Education

J.D., *cum laude*, University of Miami School of Law
B.A., University of Michigan

Bar Admissions

Florida
U.S. Court of Appeals, Eleventh Circuit
U.S. District Court, Northern, Middle and Southern Districts of Florida

Practice Teams

Business, Finance & Tax

Practice Areas

Condominium & Planned Development
Construction
Real Estate

Representative Matters

- Representation of leading national and regional real estate developers of condominiums, planned developments and mixed-use projects including active adult communities under the Fair Housing Act, marinas and waterfront communities, golf course communities and country clubs in various aspects of real estate development including regulatory matters, development, structuring and documentation.
- Representation of developers of large-scale residential and mixed use projects such as Minto Communities, Stiles Corporation, Lowell Homes, the Rockefeller Group, Label & Co. Developments, and Century Homebuilders in matters concerning the planning, acquisition, development, design, structure, creation, construction and operation of small- and large-scale residential and mixed-use condominiums and planned developments, including drafting and customizing condominium and homeowners association documents.
- Representation of developers on matters related to the Interstate Land Sales Full Disclosure Act, including preparing property reports in accordance with the Act, as well as registrations with state governmental agencies.
- Representation of real estate developers and investors in both the acquisition and sale of real property ranging from small local transactions to complex multi-state transactions, including due diligence, title and survey review, addressing complex title issues, and drafting and negotiating contracts and other documentation for projects including Villas on Antique Row, Villas By The Sea Condominium, Miramar Town Center, Provence, Isles at Doral, Artesia, LakePark at TownPark, Hideaway Cove Condominium, Century Gardens, Century Gardens Village, and Centra.
- Representation of purchasers as well as sellers in bulk sales and acquisitions of distressed condominium projects, including handling successor-developer filings and related issues.

- Representation of manufacturer in the acquisition of manufacturing and plant facilities, including working through environmental issues with state and local authorities.
- Representation of property owners and property-owner associations in negotiations of telecommunication agreements and antenna leases.
- Representation of lenders in commercial foreclosure and lending matters, including representation of lender in the foreclosure of a Florida hotel.
- Representation of institutional investors and equity funds in transactions and acquisitions cumulatively exceeding $1 billion.
- Representation of institutional investor in the acquisition, closing, development and sale of developed lots in Palm Beach County, Florida including due diligence to determine the necessary steps to fully entitle the property and negotiation of a management agreement with a third-party manager to handle the day-to-day management, operation and development of the property.
- Represented joint venture in the development, structuring and documentation for mixed-use, town center development in Miramar Florida which includes residential, office, retail and governmental uses as well as parking garages structured and documented as condominiums.
- Represented a national homebuilder in the formation of community development districts (CDD's) including negotiating structure and terms of the districts with local and state governmental authorities, preparing petitions, and handling the public hearing process.
- Representation of private equity fund in the acquisition and closing of undeveloped but partially entitled land including the transfer of development agreements, low income housing credits, and impact fee credits.
- Representation of institutional investors with respect to joint-venture acquisitions of a shopping centers throughout the State of Florida in excess of $500 million.
- Representation of lender in the bulk sale of more than 50 condominium units and the bulk sale of promissory notes for the remaining inventory of units as well as assisting the developer in turning over control of the condominium association to unit owners.
- Representation of international developer relating to waterfront development in Costa Rica consisting of townhomes, villas, single-family homes, and condominiums with respect to compliance with U.S. laws for marketing and selling foreign properties within the U.S. including the Interstate Land Sales Full Disclosure Act, individual state registration laws, and broker licensing and registration matters.
- State counsel for residential real estate developer with respect to sales documentation for condominiums and planned developments throughout the State of Florida including preparation of all sales documentation for condominiums and planned development.
- Represented hospitality holding company in negotiating the acquisition of 250 room luxury boutique hotel branded with a national flag the including which included negotiating a first and second mortgage financing and a new franchise agreement.
- Represented Hunter Harp Holdings in negotiating the sale of Hotel Duval in Tallahassee, a 117-room, Marriott-branded luxury boutique hotel for $23 million to a private national hotel operator including negotiating the purchase and sale agreement, negotiating two separate franchise terminations with Marriott hotels and Shula's restaurant, and leading the negotiations with the franchisors for new agreements with the new owner. This fast-track transaction was completed in a timely fashion to accommodate the football season revenue the hotel generates due to Florida State University's season.
- Represented developer in acquisition of 13 acre parcel of land within a 618 acre development of regional impact including negotiation of purchase agreement conditioned upon the seller acquiring the property; land use, zoning, and entitlement due diligence; survey and title review and resolution of matters relating to access to the property; post-closing development obligations as well as post-closing infrastructure development by governmental improvement district and utility companies; homeowners association documents; drainage easements; assignment of agricultural lease; assignment of developer rights; amendment to DRI development documents to allow development of 375 unit apartment complex; and post-

closing agreements obligating the seller to complete or cause completion of infrastructure improvements.

Awards & Honors

- *Legal 500's "US Elite: Miami and Florida"*
  - Real Estate, 2026

Community Activities / Associations

- Board of Directors and General Counsel, Builders Association of South Florida (BASF)
- Member, Urban Land Institute (ULI)
- Member, The Florida Bar Real Property, Probate and Trust Law Section
  - Condominium and Planned Development Committee
- Appointed Member, Fidelity Commercial Real Estate Council
- Appointed Member, Florida Home Builders Association, Political Action Committee
- Pro bono representation of Holocaust survivors seeking reparations and compensation from the German government under the German Ghetto Work Payment Program for work performed in ghettos in German occupied areas, representation undocumented juvenile immigrants in removal proceedings in immigration court seeking to obtain legal status in the United States, representations of veterans seeking combat related special compensation (CRSC) through the National Veterans Legal Services Program, and representation of Haitians seeking to complete temporary protected status applications in the wake of the Haitian earthquake disaster through the Florida Immigrant Advocacy Center
- Member, University of Miami Inter-American Law Review Alumni Advisory Board

In the News

Berger Singerman Attorneys Recognized in Legal 500’s 2026 “US Elite: Miami and Florida” Rankings
April 15, 2026

The Sun-Sentinel Features Jeffrey Margolis in, "Condo law may require too much for some"
June 28, 2025

Homes.com Features Jeffrey Margolis in, "Some cash-strapped condo associations get relief with new Florida legislation"
June 27, 2025

Realtor.com Quotes Jeffrey Margolis in, "Condo Takeovers Are On the Rise: Signs a Developer Is Coming for Your Place Next"
February 2, 2025

The Palm Beach Post Quotes Jeffrey Margolis in, "South Florida Home Sales Stuck in Rut of High Prices, 'volatile' Interest Rates"
January 8, 2025

Palm Beach Post Quotes Jeff Margolis in, "Home sales: Big supply of condos for sale in Palm Beach County as Surfside deadline looms"
December 26, 2024

Tampa Bay Times Features Jeffrey Margolis in "A corporation took over their condo. This Florida law made it possible"
December 2, 2024

South Florida Sun-Sentinel Quotes Jeffrey Margolis in, "In hurricanes' wake, expect more homeowners to rebuild rather than move, industry analysts say."
October 21, 2024

The Palm Beach Post Quotes Jeffrey Margolis in, "Condo law after Surfside collapse forces sales as deadlines loom: The Flagler House saga"
July 27, 2024

South Florida Business Journal Quotes Jeffrey Margolis in, "DeSantis signs bill ending Chinese, Venezuelan, Russian real estate deals in much of South Florida"
May 15, 2023

The Real Deal Quotes Jeffrey Margolis in, "How Terra's proposed $500M Miami Beach condo buyout could play out"
March 29, 2023

South Florida Business Journal Quotes Jeffrey Margolis in its Cover Story: "Relocations to the Rescue: New-to-market Tenants Could Fill Empty Office Spaces"
July 12, 2021

Daily Business Review Quotes Jeffrey Margolis in, "Expect 'Cranes Popping Up': 8 Ways COVID-19 is Reshaping the South Florida Real Estate Market"
May 21, 2021

South Florida Business Journal Quotes Jeffrey Margolis in, "Suburban Influx: Covid-19 sparks flight to South Florida's less-crowded areas"
November 12, 2020

The Palm Beach Post Features Jordi Guso and Jeffrey Margolis in, "Six months on, Palm Beach County's office market faces hurdles as pandemic keeps workers home"
September 23, 2020

International Business Times Quotes Jeffrey Margolis in, "Coronavirus Has Gutted Commercial, Retail Real Estate Markets, Outlook Optimistic -- But Different"
September 13, 2020

GlobeSt Quotes Barry Lapides, Jeffrey Margolis, Iryna Ivashchuk and Marc Shuster in "South Florida's Economic Outlook: Sunny"
January 16, 2019

CoStar Quotes Barry Lapides and Jeffrey Margolis in "South Florida Real Estate Professionals Cite Higher Interest Rates as Top Worry of 2019"
January 14, 2019

Tax Cuts and Jobs Act Sparks Optimism in 2019 South Florida Real Estate Market
January 9, 2019

The Real Deal Quotes Barry Lapides and Jeffrey Margolis in "Trump's tax bill to boost SoFla CRE this year but interest rates pose risk: survey of real estate pros"
January 9, 2019

The Real Deal, Berger Singerman Listed as South Florida's Top Real Estate Law Firm
June 20, 2018

GlobeSt Interviews Jeff Margolis in "The Multifamily Real Estate Is Evolving Before Our Eyes"
April 3, 2018

GlobeSt Interviews Barry Lapides, Jeffrey Margolis and Marc Shuster in "Trio of Experts Make S. FL CRE Market Predictions"
February 28, 2018

Medium Quotes Barry Lapides, Jeffrey Margolis and Marc Shuster in "Will There Be A Real Estate Bubble In South Florida?"
January 21, 2018

South Florida Real Estate Bubble Won't Burst in 2018 According to Berger Singerman Survey
January 16, 2018

Bisnow Quotes Barry Lapides, Jeffrey Margolis and Marc Shuster in "These 3 Words Best Describe South Florida Real Estate Market"
January 16, 2018

Orlando Sentinel Quotes Jeffrey Margolis in "Condo terminations still cause pain in downtown Orlando"
November 26, 2017

South Florida Business Journal Quotes Jeffrey Margolis and Marc Stephen Shuster on "S. Fla. real estate pros say these types of properties will yield greatest returns in 2017"
January 19, 2017

Law360 Quotes Jeff Margolis and Marc Shuster in "Real Estate Pros Optimistic About South Fla. Market: Survey
January 19, 2017

Miami Herald Quotes Jeff Margolis in "How $20,000 fines have made Miami Beach an Airbnb battleground"
November 26, 2016

South Florida Business Journal quotes Jeff Margolis on "Trump's election not a shakeup for South Florida's real estate market, experts say"
November 9, 2016

Yahoo! Finance Quotes Jeff Margolis in "Is Airbnb a Threat to the Hotel Industry?"
November 3, 2016

U.S. News & World Report Quotes Jeff Margolis in "Is Airbnb a Threat to the Hotel Industry?"
November 1, 2016

The Street.com Interviews Barry Lapides and Jeff Margolis in "Distressed Condos: Great Buys or Sucker Bets?"
October 9, 2016

The Real Deal Quotes Jeffrey R. Margolis from his participation as panelist on "How Illegal Short Term Rentals are Affecting Our Hotel Industry"
April 19, 2016

Berger Singerman Represents 301 South Gulfview LLC in Sale of Hyatt Regency Clearwater
January 31, 2016

Realty Today quotes Jeff Margolis and Marc Shuster on "Florida Real Estate May Expect a Promising Year, Survey Says"
January 6, 2016

Florida Trend quotes Jeff Margolis and Marc Shuster on "Real estate will remain strong in 2016, report says"
January 6, 2016

South Florida Business Journal quotes Jeff Margolis and Marc Shuster "5 things to know, including more optimism for South Florida real estate"
January 6, 2016

The Real Deal quotes Jeff Margolis and Marc Shuster on " Survey: 2016 won't turn real estate market upside down in South Florida"
January 6, 2016

Looming Election Won't Take Shine off of South Florida's Real Estate Market According to Berger Singerman Survey
January 5, 2016

Miami Herald quotes Jeff Margolis and Marc Shuster on "Survey: 2016 won't turn real estate market upside down in South Florida"
January 5, 2016

Sun Sentinel quotes Jeff Margolis and Marc Shuster on "Real estate will remain strong in 2016, report says"
January 5, 2016

Publications

Daily Business Review, "2024 Condo Rights Bill: Implications for Unit Owners and Condominium Associations"
September 9, 2024

Berger Singerman’s Real Estate Team Authors Chambers and Partners’ 2024 Florida-US Regional Real Estate Chapter
May 13, 2024

Florida’s Ban on Chinese Land Ownership Blocked by Appeals Court
February 5, 2024

Unintended Consequences of New Florida Condominium Law
January 22, 2024

Berger Singerman’s Real Estate Team Authors Chambers and Partners’ 2023 Florida-US Regional Real Estate Chapter
May 11, 2023

Berger Singerman's Real Estate Team Authors Chambers and Partners' 2022 Florida-US Regional Real Estate Chapter
August 11, 2022

REBusiness Online “Rising Population and Increased Investment Gives Florida’s Multifamily Market a Sunny Forecast”
June 13, 2022

Daily Business Review, "Miami-Dade County Proposes Mandatory Pre-Wiring for Electric Vehicle Charging Stations"
January 7, 2019

Daily Business Review, "Florida's New Condominium, Cooperative and HOA Estoppel Legislation"
July 25, 2017

Events & Speaking Engagements

Jeff Margolis, Dawn Meyers and Javi Vazquez, Speakers, "BASF Developers Showcase"
September 22, 2020

Jeff Margolis, Moderator, "Miami Residential & Multi-Family Forum," Bisnow
December 12, 2016

Jeff Margolis, Panelist, "How Illegal Short Term Rentals are Affecting our Hotel Industry," Greater Miami & The Beaches Hotel Association
April 18, 2016

Doing Business in Florida Blog

Federal Court Vacates FinCEN Real Estate Reporting Rule
March 31, 2026

FinCEN Reporting Requirements for Residential Real Estate Transfers
February 10, 2026

Cautiously Optimistic About State of the Multifamily Market
March 20, 2025

Crucial Deadlines are Approaching Relating to the Structural Integrity Reserve Study Required for Condominiums
December 3, 2024

2024 Florida Condominium Legislation
June 18, 2024

Department of Business and Professional Regulation Increases Fees for Condominium and Homeowners Association Estoppel Certificates and Transfer Fees
June 10, 2024

Legislation Affecting Florida HOA's - HB 1203
June 5, 2024

2024 Florida HOA Legislation
May 31, 2024

Bright Outlook for Southeast Multifamily
April 10, 2024

Florida Real Estate Legislation to Watch in 2023
February 8, 2023

LIBOR Being Replaced with Secured Overnight Financing Rate
January 6, 2023

2021 American Land Title Association Forms
September 28, 2022

New Requirements for Residential Landlords
July 18, 2022

Governor Signs New Condominium Legislation Requiring Inspections and Reserves
May 31, 2022

Bright Outlook for Southeast Multifamily Investment and Development
April 5, 2022

Should AED’s be Installed in Association Facilities?
March 9, 2022

E-Mails Are Official Records
February 10, 2022

New Fannie Mae Requirements for Condominium and Co-Op Projects
January 28, 2022

Condominium Legislative Update - SB1966
June 22, 2021

Client Alert: Condominium Association and Homeowners Association Legislative Update
June 17, 2021

Further Tolling of Development Orders and Permits as a Result of Extension of State of Emergency
March 8, 2021

Federal Court Rules that CDC Eviction Moratorium is Unconstitutional
March 1, 2021

New ALTA Survey Standards to Take Effect February 23, 2021
February 2, 2021

Federal Moratorium on Evictions Extended
January 6, 2021

New Title Insurance Endorsements Available in Florida
November 1, 2020

Court Upends Hotel Condominium Structure
October 22, 2020

CDC Orders Nationwide Residential Eviction Halt
September 2, 2020

Florida, HUD, FHFA, And VA Announce Extensions Of Foreclosure And Eviction Moratoriums
August 31, 2020

State Registration and Reporting Requirements for 55+ Communities Eliminated
July 19, 2020

Real Estate and Community Association Legislative Update: Tracking New Legislation
June 29, 2020

CARES Act: Foreclosures and Evictions
May 21, 2020

COVID-19 Construction Site Job Safety Stand-Down
April 14, 2020

Real Estate Closings During the COVID-19 Pandemic: Title Insurance Gap Coverage
March 31, 2020

Construction is Designated an Essential Business, Allowing Construction Sites to Remain Open During COVID-19 Pandemic
March 30, 2020

DBPR Clarifies that Emergency Powers are Available to Condominium and Homeowners' Associations
March 29, 2020

UPDATE: Can Development Orders and Permits Be Extended as a Result of COVID-19?
March 24, 2020

Homeowners Association and Condominium Association Legislative Update
March 22, 2020

COVID-19: Considerations for Homeowners and Condominium Associations
March 15, 2020

Condominium and Homeowners Association Transfer Fees; Limitations or Not
January 13, 2020

Developer Can Use Working Fund Contributions to Offset its Financial Obligations to a Homeowner Association

October 23, 2019

Are you paying twice for your building permits and inspection fees?
August 11, 2019

Data Points from Southeast Multifamily Forum
March 25, 2019

Disclosure of Special Taxing Districts
March 20, 2019

Miami-Dade County to Consider Ordinance Requiring Disclosure of Special Taxing Districts
January 22, 2019

Daily Business Review, "Miami-Dade County Proposes Mandatory Pre-Wiring for Electric Vehicle Charging Stations"
January 7, 2019

Considerations When Buying Contaminated Property
October 15, 2018

The Business of Marijuana and How it Will Affect the Real Estate Market
June 26, 2018

Governor Signs Community Association and Condominium Legislation
March 28, 2018

Interesting Data Points From Southeast Multifamily Forum
March 25, 2018

Homeowners Association and Condominium Association Related Bills
February 15, 2018

Governor Signs Condominium and Homeowners Association Legislation but Vetoes Legislation Which Would Have Modified the Condominium Sprinkler Retrofit and Life Safety Requirements
June 26, 2017

Governor Signs Condominium and Homeowners Association Legislation
June 14, 2017

2017 Florida Condominium and Homeowners Association Legislation
May 14, 2017

Drones Are in the Air and "Should Also Be on Associations' Agendas”
April 13, 2017

All Aboard Florida Underway
April 5, 2017

The Rise of Transit Oriented Development
February 16, 2017

The Fight Over Short Term Rentals – Two Competing Bills Could Change the Short Term Rental Landscape in Florida
January 22, 2017

EMERGENCY POWERS: What Condominium and Homeowners Association Board Members Need to Know
October 4, 2016

New York Simplifies Registration Requirements for Certain Out-Of-State Real Estate Projects
May 11, 2016

New Electronic Voting Rules for Condominiums Bring Association Votes into the 21st Century
March 16, 2016

Looming Election Won't Take Shine Off of South Florida's Real Estate Market According to Berger Singerman Survey
January 5, 2016

Prior Affiliations

- Duane Morris LLP
- Eckert Seamans Cherin & Mellott, LC