



KERR, RUSSELL AND WEBER, PLC
ATTORNEYS AND COUNSELORS

Real Estate

The progress, growth and technological achievements of modern America have accelerated the use and development of real estate. This activity has resulted in a myriad of laws and regulations concerning real estate.

We are experienced in the entire spectrum of real estate law, including acquisition, financing, development, construction, leasing, litigation and environmental issues. We also have considerable experience in resolving distressed real estate situations. We assist our clients in all aspects of contracting for and evaluating the title and condition of real estate. While a substantial portion of our real estate practice involves business and commercial property, we also provide residential real property legal services.

Our counseling and litigation capabilities include:

- Purchase and sale of real property
- Leasing (for landlords and tenants alike)
- Financing activities (acquisition, development and construction)
- Development of office, industrial and research buildings and parks
- Shopping center development and leasing
- Resolving distressed real estate situations
- Construction claims, liens and foreclosures
- Planning and subdivision activities
- Zoning, building and use restrictions and other land use limitations
- Environmental regulations, sanctions and compliance
- Mortgages, liens, easements, rights-of-way and other encumbrances
- Construction and development contracting
- Taxation and special assessments
- Tax abatement and revenue bond financing
- Tax increment financing (TIF) and tax credits for brownfield redevelopment activities
- State economic development grants for infrastructure improvements
- Roads and highways

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- Oil, gas and mineral rights
- Survey, architectural, engineering and other design professional liability
- Condominiums, cooperatives and homeowners associations
- Title and boundary disputes
- Condemnation
- Historic sites and structures
- Mortgage foreclosures
- Receiverships