Hanson Bridgett Practice Group Real Estate

Hanson Bridgett's Real Estate Section provides comprehensive legal services to a wide array of real estate clients. We have substantial expertise in all areas of real estate transactional and litigation work. We represent investors, developers, buyers, sellers, owners, managers, landlords and tenants both locally and nationally. We serve as counsel to many major industry participants requiring outstanding quality and depth in legal services, such as investor/developers, senior and health care providers, shopping centers, and public agencies. Our real estate attorneys have a reputation for creativity, excellence and a strong commitment to client service.

Our Expertise

Entity Formation and Tax Counseling
We provide counsel to our clients on the alternative forms of business entities available to them and assist our clients in selecting the optimal business structure given their particular business circumstances. We are adept in forming and counseling corporations, limited liability companies, limited partnerships and single purpose and bankruptcy remote entities. We implement common interest and cooperative ownership housing arrangements.

Land Use and Development
Our developer clients rely on our land use lawyers to obtain the entitlements and other regulatory approvals they need. Our land use specialists are particularly adept at fashioning pragmatic win-win solutions to development challenges. Our particular areas of expertise include NEPA/CEQA compliance,

HansonBridgett

general plan, zoning and map approvals, development agreements, transit oriented developments, land use disputes and LAFCO annexations.

Project Financing
Our lawyers understand financial markets and stay abreast of emerging financial products. We are experienced in negotiating purchase money loans, construction loans, “mini-perm” and permanent take-out financing and other institutional lending arrangements. We structure equity financing joint ventures and hybrid equity/mezzanine financing undertakings. When necessary, we negotiate loan workouts for our clients. We arrange tax-exempted bond financings for our nonprofit clientele. For public sector clients, we specialize in securing project specific federal and state grant funding.

Property Acquisitions and Sales
We routinely complete complex real estate transactions on behalf of our clients and negotiate letters of intent, purchase agreements and other transaction documents. We assist with assessing and completing property inspections, environmental, title and other necessary due diligence, and our tax specialists assist our clients with completing tax free exchanges and other tax driven transactions.

Leasing
We represent owners and managers of commercial real estate in all aspects of land-lord tenant relationships, and provide advice and legal counseling on strategies to address day-to-day property management issues. We have extensive experience in drafting and negotiating hospital leasing arrangements with foundations and other health care providers with a focus on Stark Law and other compliance matters.

Lease Litigation
We handle lease litigation for a variety of commercial developers and shopping centers, from local office building owners, to neighborhood shopping centers, to major super-regional malls. Our attorneys have substantial experience representing commercial landlords and shopping centers in tenant bankruptcies locally and nationwide.

Environmental Compliance
We provide coordination and analysis of Phase I and Phase II site assessments, and negotiate indemnity and remediation arrangements. We defend landowners against environmental claims and negotiate pragmatic remediation solutions with regulatory authorities, and we offer particular expertise in the area of brownfields development and redevelopment incentive programs.

Construction Issues and Disputes
We offer a full array of construction law related services. These services are performed primarily by the firm’s Construction Group and include construction contract preparation, project management, mechanics liens, delay claims and construction defect disputes. Our lawyers regularly collaborate with each other to deliver seamless counsel through the construction process to our developer clients.

Litigation and Dispute Resolution
We handle all types of disputes arising from purchase and sale transactions, breach of lease and other landlord-tenant disputes, lender and financing disputes (including disputes involving deeds of trust), title disputes (including quiet title actions), broker and agency issues, disputes relating to escrow, conflicts between co-owners (including partition actions), land use including zoning and use permit issues, boundary disputes, condemnation, easement and license disputes and premises liability matters. Our skilled litigation attorneys have substantial experience as trial lawyers, ready and able to try cases before a judge or jury. Our real estate litigation attorneys are also experts in resolving disputes not only through mediation, arbitration, and trial or pre-litigation negotiation when appropriate, but also in crafting imaginative and farsighted solutions to disputes, such as through legislative or administrative action, or by devising innovative business-based solutions.

Our real estate attorneys have a reputation for creativity, excellence and a strong commitment to client service.

HansonBridgett

Hanson Bridgett LLP
www.HansonBridgett.com