



Hanson Bridgett Practice Group Real Estate Litigation

Hanson Bridgett attorneys understand the unique nature of real estate and its impact on our clients' bottom line. We represent local, national, and international owners, investors, developers, landlords, managers, tenants, brokers and government agencies. We provide our clients with proactive and thoughtful legal services to effectively meet their goals. Our team has the industry and litigation experience to deliver timely advice and action for all types of real estate disputes.

Our attorneys provide a broad range of expertise in the following areas:

Lease Litigation

We litigate declaratory relief and breach of lease actions involving all types of obligations, from rent, additional charges and security deposit claims, common area maintenance disputes, to exclusivity and use rights disputes.

Unlawful Detainers

We have extensive expertise in unlawful detainer actions and understand the importance of obtaining possession quickly when tenants default.

Property and Ownership Disputes

We represent clients in disputes arising from the purchase and/or sale of real estate, property ownership claims, partition actions, as well as escrow and commission disputes.

ADA and First Amendment Access Issues

We advise property owners on ADA compliance, and have successfully defended numerous disability access claims. We have also litigated first amendment

access issues, and helped our clients develop access rules and regulations to allow owners reasonable control over the use of their properties.

Creditor's Rights and Bankruptcy

We represent commercial creditors and real estate owners and managers in bankruptcy cases, nationwide. We provide strategic advice and advocacy when our clients encounter opposing parties in financial distress or insolvency proceedings – including cases under chapters 7, 11, and 13 of the Bankruptcy Code, and state court proceedings after an assignment for the benefit of creditors. We protect our clients' rights to enforce lease obligations, recover post-petition rent, regain possession, and obtain maximum recovery when a lease is rejected.

Land Use and Development

We defend our real estate clients should a land use or development issue snowball into litigation. Our attorneys are deeply involved in our local communities, and we use our regional expertise to fashion pragmatic win-win solutions to development challenges and disputes.

Environmental Issues

We coordinate environmental due diligence efforts and handle investigation and remediation of contamination caused by tenants that release hazardous substances, including dry cleaners and gas stations. We advise on common landlord-tenant issues involving asbestos, lead-based paint, and radon and mold contamination, including statutory notification requirements, abatement requirements, and responding to tenant concerns.

Construction Litigation

Our construction attorneys offer extensive expertise with construction disputes, mechanic's lien litigation, impact and delay claims from new construction, project management and construction defect disputes, and claims concerning tenant improvements and mall expansions.