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Real Estate

Understanding the regional real estate market

Since 1976, Farrell Fritz attorneys have been at the forefront of the development of Long Island. We understand the myriad of issues that affect real estate development and have, over the years, provided services to developers, institutions, retailers, real property owners, corporations and not-for-profit organizations that include counsel on acquisitions, leasing, financing and lending, economic development, zoning, land use and other contract issues. From shopping centers, office buildings and industrial complexes to housing for the elderly, our attorneys bring our clients experience on all sides of the closing table, as well as a unique perspective on the region and its business community.

Guiding developers through the development process

While we understand all aspects of real estate transactions, we place a special emphasis on the economic development of the Long Island business community. Our attorneys have been involved in countless transactions that included the acquisition and financing of real property. We have obtained financing through the issuance of bonds, through local Industrial Development Agencies and through traditional lending means, and our tax attorneys have years of experience managing the tax consequences and implications of real property transactions. Our unique insight into the land use and zoning laws of the area have assisted property owners and developers during the planning process, and our experienced environmental team brings years of regulatory agency interaction to the table. Well versed in the complexities of management and construction contracts, our attorneys can guide property owners and developers through the entire development process, from acquisition to the leasing of the last square foot of available space.

Working with growing corporations and retail chains

Our real estate department has worked with numerous local, regional and national corporations and retail chains. The firm has assisted in negotiations of office, industrial and retail leases and expansion programs. Farrell Fritz has the capacity to work with multisite users on leasing, zoning and acquisition of sites.

Advising clients about economic development issues

We have represented a number of commercial clients in the expansion and development of industrial sites through the use of economic benefits. Our attorneys have an in-depth understanding of the region's economic benefits programs and know what is available for businesses looking to expand or relocate to our region. Our real estate attorneys work closely with our zoning and environmental departments to take advantage of tax credits or minimize exposure to possible liability due to environmental issues. We work closely with clients to ensure that their goals are achieved.

Guiding clients through real property disputes

Over the years, we have helped clients through every possible dispute during the development process, including breach of contract, landlord-tenant, title and construction disputes. We regularly interface with regional authorities, including local and county departments of health, the New York State Department of Environmental Conservation and the Environmental Protection Agency. In addition, our experience as counsel and special counsel to a number of towns and villages gives us a unique insight to the workings of planning and zoning boards.

Counseling real property owners

We are frequently called upon to assist building managers with leasing programs, to guide commercial entities through the zoning and permitting process of enlarging a building or complex, and to manage the sale and acquisition of real property.