

Who's Who | in Commercial & Residential Real Estate Law

By LISA MORRIS JOSEFAK

JASON S. SAMUELS

Farrell Fritz, PC

Jason S. Samuels is a partner in Farrell Fritz PC's commercial litigation department, concentrating in construction law. Samuels represents contractors, owners and developers in all aspects of construction, including negotiation of large scale new construction and renovation project agreements. In addition to transactional construction work, Samuels has successfully prosecuted and defended claims on behalf of clients in various New York Federal and State Courts, as well as in alternative dispute resolution venues.

"As a construction lawyer representing contractors and developers, I see a different perspective of the real estate market than many other commercial real estate attorneys," Samuels noted. "Recently and perhaps to the surprise of the commercial real estate community at large, new construction and renovation projects have increased dramatically over the past nine months, particularly in Manhattan, Brooklyn and Queens. The general consensus is that Long Island will soon follow."

"Now that construction appears to be revived, more owners are seeking competitive advantages for new construction and major renovation projects," he said. "This often involves owners seeking certification of their projects as 'sustainable' or 'green' buildings."

Aside from achieving tax credits, owners can also attain a competitive advantage over other owners because sustainable buildings are more marketable, Samuels said.

"One of the most popular certification programs is the LEED program which stands for Leadership in Energy and Envi-



ronmental Design," he said. "The increased focus on sustainable buildings raises interesting new legal questions involving, for example, insurance liability issues, questions of responsibility for means and methods of construction, responsibility for the failure to achieve anticipated LEED certification levels as well as potential tenant/use issues because of reliance on those LEED certification levels."

Prior to joining Farrell Fritz in 2011, for nearly five years Samuels was principal of Jason Samuels, PC, a law firm practicing construction, surety and real estate law. Prior to starting his own firm, Samuels was vice president and general counsel of a successful mid-size general contracting and construction management corporation. He represented his construction company in all legal matters as well as in New York City Department of Building and Environmental Control Board hearings. In addition, he managed and completed multiple construction projects from estimating to project completion. Projects included construction of

new residential multi-family housing, renovation of high end commercial space as well as institutional projects. His company's clients were diverse and included hospitals, banks, unions and universities.

Samuels served as a director and secretary of World Cares Center, Inc., a not-for-profit corporation formed after September 11, 2001 to benefit emergency responders in downtown Manhattan.

Samuels serves on the legislative committee for the Subcontractors Trade Association (STA), a leading organization representing union trade contractors in New York. He has been published on several occasions in the STA's newsletter, Subcontractors News. This resource comprehensively covers issues affecting subcontractors and the construction trades industry.

Samuels earned a juris doctor degree from Hofstra University School of Law, where he was managing editor of business for the Hofstra Labor & Employment Law Journal. He earned a bachelor's degree in English with a history minor from the State University of New York at Albany. While an undergraduate, Samuels studied English literature at Middlesex University in Tottenham, London.

Farrell Fritz, PC is a full service law firm with more than 85 attorneys in four offices located in Uniondale, Hauppauge, Bridgehampton and New York City. The firm provides legal services to businesses, not-for-profit organizations and individuals in the areas of corporate & banking, including securities, tax law and distressed assets; healthcare; real estate including construction, land use, zoning, municipal, environmental law and tax certiorari; commercial litigation including creditors' rights and bankruptcy; labor and employment law; trusts and estates planning; administration; and litigation.

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