

### **Representative Matters Involving Developers and Homebuilders**

- Defense of developers against claims by condominium unit purchasers alleging that developers' material and adverse modifications to condominium offerings gave rise to purchasers' right to rescind their contracts under Florida's Condominium Act. The aggressive response of the Strike Force has resulted in the dismissal of many purchasers' claims.
- Defense of a developer in several lawsuits by purchasers, including class actions, seeking to terminate their purchase contracts based on developer's purported failure to provide all documents required pursuant to Florida's Condominium Act and the Interstate Land Sales Act.
- Representation of a developer against claims by condominium unit purchasers alleging construction defects and delay where condominium construction was halted for months due to structural collapse and subsequent OSHA and criminal investigation. Aggressive defense resulted in voluntary dismissals of purchaser lawsuits.
- Representation of a developer against condominium unit purchaser seeking to terminate purchase contract and receive refund of escrow deposit. Purchaser filed a lis pendens against the condominium unit clouding its title. Aggressive defense resulted in dissolution of the lis pendens, thereby allowing developer to sell condominium unit to another purchaser and still keep deposit.
- Representation of a developer against purchasers seeking rescission of their contracts based on developer's alleged failure to complete condominium units within the two-year Interstate Land Sales Act time period. Developers maintaining force majeure and other legal defenses.
- Representation of owner of undeveloped property who contracted to sell the property to a national developer for construction of residential lots. The developer attempted to back out of the purchase contract based on land development permitting requirements in the contract. Favorable settlement negotiated on behalf of owner of undeveloped property.
- Pursuit of a large escrowed deposit for a Developer client that had contracted to sell one of its communities to another Developer, who failed to close on the purchase.

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