

Robert S. Freedman

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Overview

Rob Freedman has represented developers, lenders, and purchasers of developments in Florida and other states for more than 25 years. He has extensive experience in the acquisition, structuring, design, development, and operation of residential and commercial condominiums, subdivisions, homeowners associations, community and master associations, master-planned communities, mixed-use projects, resort communities, and timeshares, fractionals, and vacation clubs. His experience includes obtaining regulatory approvals for the sale and marketing of projects, working on property management arrangements, preparing the various documents and instruments of record to ensure proper creation of a community and relationships between various parties and project components, and preparing documentation pertaining to various types of mixed-use projects and resorts.

He has extensive expertise with distressed real property assets in Florida, having represented lenders, receivers, successor developers, and bulk purchasers on transactional issues, due diligence, structuring to avoid developer liabilities (including use of Florida's Distressed Condominium Relief Act), state regulatory compliance, foreclosure strategies, acquisition through bankruptcy sales, and association and community operational issues. He also handles general real estate transactions and related matters.

Rob is the co-chair of the firm's Real Estate and Commercial Finance Practice and the Real Estate Industry Group. He is board certified in condominium and planned development law by the Florida Bar.

Experience

- Rob has registered more than 290 residential condominium projects of virtually all types in Florida, and has developed numerous mixed-use, commercial and office condominiums, timeshare and fractional use regimes, subdivision projects, and master-planned communities and developments throughout Florida and other states.
- Rob has extensive experience in the design and operation of master-planned and resort communities, obtaining regulatory approvals for the sale and marketing of projects, working on property management arrangements, preparing the various documents and instruments of record needed to ensure the proper creation and operation of a residential community or commercial project, preparing documentation pertaining to various types of mixed-use projects and resorts. He advises clients on all matters that might arise prior to completing a community following its creation.

Areas of Focus

Practices

- [Real Estate](#)
- [Banking, Commercial, and Consumer Finance](#)
- [Creditors' Rights and Bankruptcy](#)
- [Distressed Asset and Workout](#)
- [Corporate Law and Governance](#)
- [Development](#)
- [Title Insurance](#)
- [Hospitality](#)
- [Institutional Investment and Finance](#)

Industries

- [Real Estate](#)
- [Banking, Commercial, and Consumer Finance](#)

Insights

05.23.2023

New Florida Law Banning Real Estate Ownership by Foreign Principals From Certain Foreign Countries

05.16.2023

New Florida Law Banning Real Estate Ownership by Foreign Principals From Certain Foreign Countries

05.16.2022

Documentation and Operation of Timeshare Plans

Probate & Property Magazine

05.16.2022

Federal and State Regulation of Timeshares and Fractional Interests

Probate & Property Magazine

05.16.2022

Timeshares: History, Project Structuring, and Types of Plans

Probate & Property Magazine

06.28.2021

New Guidance for Condo Developers on Use of Contract Deposits

12.23.2019

Changes to Florida Notarization Statutes Effective January 1, 2020

08.01.2016

Timeshare Condominiums

08.01.2016

Prospectus, Purchase Contract and Ancillary Documents

11.24.2014

New Condominium Exemption To The Interstate Land Sales Full Disclosure Act

09.19.2014

Congress Exempts Condominiums from ILSA Registration

06.30.2014

2014 Legislative Changes Affecting Condominiums, Homeowners Associations, Cooperatives and Timeshares

05.14.2014

New Disclosures Required Regarding Subsurface Rights in Florida

09.26.2013

Congress Takes First Step Toward Exempting Condominiums from Registration Under ILSA

06.26.2013

2013 Legislative Changes Affecting Condominiums, Homeowners Associations, Cooperatives and Timeshares

03.18.2013

Condominium Development in a Brave, New World: Three Issues to Consider

01.08.2013

Checklist for Foreclosure or Deed-in-Lieu of Foreclosure Involving Subdivision and Condominium Properties

05.22.2012

Checklist for Community HOA Development

05.22.2012

Checklist for Condominium Development

04.09.2012

Governor Scott Signs Extension of Florida's Distressed Condominium Relief Act

02.01.2012

Issues to Consider for Foreclosure or Deed-in-Lieu of Foreclosure Involving Subdivision and Condominium Properties

10.01.2011

Summary of the 2011 Florida Laws Impacting Condominiums, Homeowners Associations and Cooperatives

08.09.2011

2011 Legislative Changes For Condominiums, Cooperative and Homeowners Associations

08.01.2011

Prospectus, Purchase Contract and Ancillary Documents

07.19.2011

2011 Florida Condominiums and Community Association Law Update

06.02.2010

Governor Crist Enacts SB 1196: Distressed Condominium Relief Act

06.01.2010

Community Association Legislative Update

06.01.2009

Concerns for Lenders on Florida Condominium Projects: New Triggers for Turnover and Some Considerations on Successor Developer Liabilities

12.08.2008

New Statutory Requirements Triggering Condominium Association Turnover

09.01.2008

A Model Condominium Unit Rental Management Agreement

07.01.2008

A Form Condominium Development Checklist

05.04.2008

Timeshare Condominiums

09.11.2007

The Condo Glut – A Survival Guide for Condominium Workouts

02.15.2003

Prospectus, Purchase Contract and Ancillary Documents

03.12.2001

To Deed or Not to Deed: That is the Timeshare Question

News

07.27.2023

Who's Who Legal Names Carlton Fields Attorneys to 2023 Lists

06.27.2023

Carlton Fields Attorneys Named in Florida Trend's 2023 Legal Elite Hall of Fame

07.01.2022

Carlton Fields Named Top Firm and Attorneys Named Legal Leaders in Florida Trend's 2022 "Legal Elite"

06.28.2021

Carlton Fields Named Top Firm and Attorneys Named Legal Leaders in Florida Trend's 2021 "Legal Elite"

05.21.2021

Carlton Fields Ranks Among Best in Chambers USA 2021 Guide

04.23.2020

Carlton Fields Ranks Among Best in Chambers USA 2020 Guide

06.24.2019

Carlton Fields' Robert S. Freedman Elected Chair of The Florida Bar's Real Property, Probate & Trust Law Section

05.23.2019

Carlton Fields Adds Two Lawyers to Growing Real Estate and Commercial Finance Practice

05.03.2019

Carlton Fields Ranks Among Best in Chambers USA 2019 Guide

02.01.2019

Media Shines Spotlight on Carlton Fields' New Office and Lawyers; Firm Opens New Jersey Office and Bolsters Real Estate and Insurance Litigation Practices

12.26.2018

Carlton Fields Expands Real Estate and Commercial Finance Practice

07.09.2018

Super Lawyers Honors 81 Carlton Fields Attorneys on 2018 Florida "Super Lawyers" and "Rising Stars"

06.29.2018

Carlton Fields Ranked Top Firm and Attorneys Named Legal Leaders in Florida Trend Magazine's 2018 "Legal Elite"

06.27.2018

Three Carlton Fields Attorneys Board Certified in Condominium and Planned Development Law by The Florida Bar

06.25.2018

Carlton Fields Attorney Robert Freedman Honored with Project H.E.L.P. "Dedicated Service" Award

09.26.2017

Carlton Fields Strengthens South Florida Real Estate Practice with Addition of Miami City Commissioner Francis X. Suarez

08.31.2017

Carlton Fields Bolsters Its South Florida Real Estate and Commercial Finance Practice with Addition of Brian A. Hart

08.15.2017

78 Carlton Fields Attorneys Named “Best Lawyers in America”

06.23.2017

Florida Super Lawyers Ranks 92 Carlton Fields Attorneys as 2017 “Super Lawyers” and “Rising Stars”

06.21.2017

Carlton Fields Ranked Top Firm and Attorneys Named Legal Leaders in Florida Trend Magazine’s 2017 "Legal Elite"

02.07.2017

Two Carlton Fields Attorneys Named “BTI Client Service All-Stars” for 2017

Recognition

- Board Certified in Condominium and Planned Development Law by the Florida Bar
- AV Rated by Martindale-Hubbell
- Florida Super Lawyers, *Super Lawyers Magazine* (2007–2023)
- Legal Elite Hall of Fame, *Florida Trend Magazine* (2020–2023)
- Florida Legal Elite, *Florida Trend Magazine* (2005–2007, 2009, 2011–2012, 2014–2019, 2022)
- *Chambers USA*, Real Estate (2006–2017, 2021–2023)
- *The Best Lawyers in America*
 - Real Estate Law (2008–2024)
 - Tampa "Lawyer of the Year," Real Estate Law (2020)
- *Who's Who Legal: Florida*, Real Estate (2020)

- *Who's Who Legal: Real Estate* (2010–2012, 2020, 2022–2023)
- *The Legal 500*, Real Estate Transactions and Finance
- BTI Client Service All-Stars (2017)

Professional & Community Involvement

- American Bar Association
 - Real Property, Trust, and Estate Law Section
 - Chair (2023–present)
 - Chair-Elect (2022–2023)
 - Vice Chair, Real Property Division (2020–2022)
 - Co-Chair, Committee on Groups and Substantive Committees (2016–2020)
 - Supervisory Council (2012–2018)
 - Chair, Hospitality, Timesharing, and Common Interest Development Group (2010–2012)
 - Vice Chair, Hospitality, Timesharing, and Common Interest Development Group (2008–2010)
 - Chair, Timesharing and Interval Uses Committee (1998–2005)
 - Chair, Common Interest Ownership Development Committee (2005–2008)
 - Committee on Groups and Substantive Standing Committee (2009–present)
 - Technology Standing Committee (2006–2009)
 - Publications Standing Committee (2005–2006)
 - CLE Program Standing Committee (2005–present)

- The Florida Bar
 - Real Property, Probate, and Trust Law Section
 - Immediate Past Chair (2020–2021)
 - Chair (2019–2020)
 - Chair-Elect (2018–2019)
 - Director, Real Property Division (2016–2018)
 - Treasurer (2015–2016)
 - Co-Chair, Legislative Review Committee (2014–2015)
 - Co-Chair, CLE Seminar Coordination Committee (2013–2014)
 - Chair, CLE Seminar Coordination Committee (2012–2013)
 - Vice Chair, Legislative Review Committee (2011–2012)
 - Chair, Condominium and Planned Development Committee (2007–2011)
 - Vice Chair, Condominium and Planned Development Committee (2002–2007)
 - Executive Council (2002–present)
 - Condominium and Planned Development Law Certification Committee
 - Standing Committee on Continuing Legal Education (2012–2016)
- American College of Real Estate Lawyers
 - Fellow
 - Chair, Programs Committee (2010–2012)
- American Resort Development Association
- Clearwater Regional Chamber of Commerce
- Habitat for Humanity of Hillsborough County Inc.
 - Real Estate Development Committee (2015–present)
- Hillsborough County Bar Association
- State Legislative Committee
- The Downtown Corps of Tampa
 - Trustee (1992–1996)

Speaking Engagements

- "Special Matters Involving the HOA Community During Development – Change of Occupancy, Assignment of Declarant Rights, Creation of Builder or Other Special Status and Other Issues Facing Partially Developed HOAs," 48th Annual Ralph E. Boyer Institute on Condominium and Cluster Development, University of Miami School of Law (September 29, 2023)

- “Luncheon Roundtable of Condominium Past Chairs – Policy Issues; Future Trends and Changes in Community Association Law and Governance,” 48th Annual Ralph E. Boyer Institute on Condominium and Cluster Development, University of Miami School of Law (September 28, 2023)
- "Luncheon Roundtable of Condominium Past Chairs – Policy Issues; Future Trends and Changes in Community Association Law and Governance," 47th Ralph E. Boyer Institute on Condominium and Cluster Development, University of Miami School of Law (October 6, 2022)
- "The Clash of Commercial and Residential – Avoiding Major Issues When Commercial Units Are Embedded in Residential Communities," 46th Ralph E. Boyer Institute on Condominium and Cluster Development, University of Miami School of Law (October 8, 2021)
- "Luncheon Roundtable of Condominium Chairs: Reform of Condominium Operations Resulting From the Surfside Tragedy – Changes in Condominium Association Law and Governance," 46th Ralph E. Boyer Institute on Condominium and Cluster Development, University of Miami School of Law (October 7, 2021)
- “What Not to Do as a Community Association Attorney: Ethical and Professional Duties and Responsibilities,” The Florida Bar Condominium and Planned Development Law Certification Review Course, Orlando, FL (February 23, 2019)
- "Time After Time: The Timeshare Industry Then and Now," American College of Real Estate Lawyers Spring Meeting, Orlando, FL (March 23, 2018)
- “Ethical and Professional Responsibilities of Community Association Attorneys – Here’s What Not to Do!,” The Florida Bar Condominium and Planned Development Law Certification Review Course, Orlando, FL (February 10, 2018)
- “The Past, the Present and the Future: Community Deed Restrictions for Boomers, Millennials, Hipsters and Gen-Xrs,” 41st Institute on Condominium and Cluster Development, University of Miami School of Law Ralph E. Boyer Institute on Condominium Law, Boca Raton, FL (October 21, 2016)
- “Ethics and Conflicts in the Life Cycle of a Representation: The Beginning, the Middle, and the End,” ABA Real Property, Trust, and Estate Law Section (October 13, 2016)
- "Dealing With Ethical Conflicts Should Not Require Revolutionary Thought: Ensuring a United Front and Preventing Revolt," ABA Real Property, Trust, and Estate Law Section Spring Symposium, Boston, MA (May 13, 2016)
- "Ethical and Professional Responsibilities of Community Association Attorneys— Worst Drafted Developer and Community Association Document Provisions and What Not to Do!," 40th Institute on Condominium and Cluster Development, University of Miami School of Law Ralph E. Boyer Institute on Condominium Law, Boca Raton, FL (October 30, 2015)
- “There’s Nothin’ Illegal About Crossing the Border! Lessons in the Ethics of Multijurisdictional Practice,” 35th Annual Real Property, Probate, and Trust Law Legislative and Case Law Update, Palm Beach, FL (July 30, 2015)

- "Ethical Issues and Multijurisdictional Practice: The Good, the Not-So-Good, the Ugly, and the Stuff That Will Get You Into Trouble," ABA Real Property, Trust, and Estate Law Section Spring Symposium, Washington, D.C. (April 30, 2015)
- "The Condominium Association Turnover — Current Issues Facing Both Association and Developer Counsel," 39th Institute on Condominium and Cluster Development, University of Miami School of Law Ralph E. Boyer Institute on Condominium Law, Boca Raton, FL (October 24, 2014)
- "Have You 'Flagged' the Issues? The Ethical Duties of Counsel When Structuring and Developing a Branded Condominium Hotel," ABA Real Property, Trust, and Estate Law Section Spring Symposia, Chicago, IL (May 2, 2014)
- "Community Associations From the Good Guys' Perspective: The Developer's Viewpoint," 33rd Annual Real Property, Probate, and Trust Law Legislative and Case Law Update, Palm Beach, FL (July 26, 2013)
- "Ethical Dilemmas Resulting From the Distressed Community/Common Interest Development — Owner, Lender, Association, and Bulk Purchaser Perspective," 37th Institute on Condominium and Cluster Development, University of Miami School of Law Ralph E. Boyer Institute on Condominium Law, Miami, FL (October 26, 2012)
- "Hospitality, Timesharing, and Common Interest Developments Group: When Is It Better to Receive Than Give? The Use of Receiverships for Distressed Hotel and Common Interest Development Projects," ABA Real Property, Trust, and Estate Law Section Spring Symposium, New York, NY (May 3–4, 2012)
- "Condominium and Planning Development Law," The Florida Bar Real Property, Probate, and Trust Law Section, Tampa, FL (April 27, 2012)
- "The Ongoing Soap Opera in the World of ILSA," Condominium and Planning Development Law, The Florida Bar's Continuing Legal Education Committee and the Real Property, Probate, and Trust Law Section, Tampa, FL (April 27, 2012)
- "Partial Termination — Good Things Can Happen to Bad Projects," Condominium and Planning Development Law, The Florida Bar's Continuing Legal Education Committee and the Real Property, Probate, and Trust Law Section, Tampa, FL (April 27, 2012)
- "Bulk Sales and Purchasers of Distressed Condominium Units," ALI-ABA (October 19, 2011)
- "The Anatomy of a Community Association Turnover Meeting: Best Practices in Planning and Executing a Successful Transition of Control," ALI-ABA (October 19, 2011)
- "The Ethical Duties of Common Interest Communities Counsel in the Age of Economic Distress: Charting the Uncharted Waters and Avoiding the Rocks," ABA Real Property, Trust, and Estate Law Section Spring Symposium (April 29, 2011)
- "The (Partial) Termination of the Condominium and Other Assorted Condominium and HOA Morsels," 31st Annual Real Property, Probate, and Trust Law Legislative and Case Law Update, West Palm Beach, FL (August 5, 2011)

- “Ethical Dilemmas Confronting the Community Association Practitioner in the Successor Developer/Bulk Sales/Distressed Condominium Environment,” 35th Institute on Condominium and Cluster Development, University of Miami School of Law Ralph E. Boyer Institute on Condominium Law, Fort Lauderdale, FL (October 22, 2010)
- “2010 Legislative Changes for Condominiums and Homeowners Associations – Important Aspects for Brokers, Agents, and Salespersons,” Florida Realtors Association Annual Convention, Orlando, FL (August 27, 2010)
- “How Do You Spell Relief: The Distressed Condominium Relief Act,” 30th Annual Real Property, Probate, and Trust Law Legislative and Case Law Update, Palm Beach, FL (August 6, 2010)
- “Distressed Assets and Workouts,” Central Florida Real Estate Council Annual Legislative Update, Orlando, FL (June 25, 2010)
- “Distressed Assets and Workouts in 2010,” ABA Real Property, Trust, and Estate Law Section Spring Symposium, Philadelphia, PA (May 7, 2010)
- “Annual Four-Sided Roundtable Discussion,” Current Issues in Condominium and Community Association Law: What All Practitioners Need to Know, Condominium and Planned Development Committee of The Florida Bar, Tampa, FL (April 16, 2010)
- “Developer Controlled Dysfunctional Associations,” Current Issues in Condominium and Community Association Law: What All Practitioners Need to Know, Condominium and Planned Development Committee of The Florida Bar, Tampa, FL (April 16, 2010)
- “Lessons Learned Through the Recession: The Far Reaching Impacts of Inadequate Drafting on Communities in Distress – Ethical Considerations,” 34th Institute on Condominium and Cluster Development, University of Miami School of Law Ralph E. Boyer Institute on Condominium Law, Fort Lauderdale, FL (October 16, 2009)
- “Condos and Planned Communities: Bulk Sale of Units, Homes & Lots in Today’s Shifting Economy,” ALI-ABA (January 13, 2009)
- “The Concept of Control of the Condominium Association for Developers, Lenders & Bulk Purchasers: Does It Really Matter?,” 33rd Institute on Condominium and Cluster Development, University of Miami School of Law Ralph E. Boyer Institute on Condominium Law, Fort Lauderdale, FL (October 17, 2008)
- “The New Age of Condominium Workouts - Perspectives From All Angles and the Tremendous Potential for Disaster,” ABA Real Property, Trust, and Estate Law Section Spring Symposium (May 1, 2008)
- “Condominium in a Condominium: Thinking Inside and Outside of the Box,” Current Issues in Community Association Law for Developers: What You Don’t Know May Hurt You!, Condominium and Planned Development Committee of The Florida Bar (April 11, 2008)
- “Distressed Condominium Projects: A Survival Guide in Uncertain Financial Times,” ALI-ABA (March 4, 2008)
- “Condominium Workouts - A Survival Guide,” ALI-ABA (January 2008)

- “The Ethical Duties of Developer’s Counsel: Duties, Pitfalls and Consequences,” 32nd Institute on Condominium and Cluster Development, University of Miami School of Law Ralph E. Boyer Institute on Condominium Law (November 1, 2007)
- “Alternative Structures for Mixed Hotel Condominiums,” ABA Real Property, Trust, and Estate Law/Taxation Joint Fall CLE Meeting, Vancouver (September 28, 2007)
- “Commercial Condominium Update – Drafting for Non-Residential Condominiums,” 31st Institute on Condominium and Cluster Development, University of Miami School of Law Ralph E. Boyer Institute on Condominium Law (October 19, 2006)

Pro Bono

- Habitat for Humanity of Hillsborough County Inc.
 - Assisted in real estate transactional matters.
- Project H.E.L.P. Clinic, Metropolitan Ministries
 - Legal counseling and placement services for indigent and low-income families.
- Center for Affordable Housing
 - Development of an affordable housing townhome subdivision.

Credentials

Education

- Stetson University College of Law (J.D., 1990)
- Duke University (A.B., 1987)

Bar Admissions

- Florida

Industry Specialization

Certifications

- Condominium and Planned Development Law