

# Real Estate

## Overview

Carlton Fields provides services related to all aspects of real property acquisition, development, financing, leasing, ownership, use, and transfer. Our clients include landowners, developers, real estate investment trusts, pension fund advisors, architects, construction companies, brokers, lenders, banks, commercial mortgage bankers, government-sponsored enterprises, property management firms, tenants, and governmental authorities. We represent them in connection with acquisition of land parcels, obtaining governmental and regulatory approvals, financing of improvement costs, construction of facilities, management and leasing of space, and disposition of property. We become an integral part of our clients' team and are focused on helping them achieve their business goals.

### Lending

Our commercial real estate and finance lawyers represent many of the country's largest and most sophisticated commercial banks, life insurance companies, commercial mortgage bankers, Wall Street investors, government-sponsored enterprises, private equity funds, conduits, originals, master and special servicers, pension fund advisors, ratings agencies, and other institutional clients in the full range of real estate transactions and other investments. Learn more about our lending capabilities.

### Development

Carlton Fields' development team consists of attorneys and government consultants who are, first and foremost, devoted to deal-making. We understand legal issues and provide customized solutions, tailored to each project. We excel at the art of negotiation and deal-making to successfully bring all forms of development projects to life, from conception to completion to exit strategies. We immerse ourselves in the development industry and handle the full cycle of real estate development. Learn how we work with developers, builders, contractors, architects, engineers, and others in the industry.

- Land Development
- Vertical and Horizontal Mixed-Use Development

- Hotel and Resort Development
- Retail Development
- Office Development, Industrial Parks, Self-Storage Facilities, and Fulfillment Centers
- Condominium, Residential, and Resort Development
- Senior Housing and Assisted Living Development
- Other Specialty Development

### **Investment and Ownership**

Once our clients' real estate investments are onboarded, Carlton Fields attorneys provide ongoing legal assistance in connection with structuring, negotiating, and managing those assets. We maintain institutional knowledge of our clients' priorities and procedures, and provide tailored, customer-oriented services. Learn more about how we help clients with acquisitions and dispositions, joint venture and entity structuring, leasing, loan workouts, restructuring, insolvency, management agreements, and tax deferred exchanges.

## Insights

03.11.2024

Digital Collusion or Warp-Speed Competition Evaluating the Agreement Element in the Algorithmic Pricing Antitrust Cases

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The Docket: N.Y. Court Holds Insurer's Claim Timely in Foreclosure Action *Title News, American Land Title Association* 

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Can You Live Local? Benefits and Challenges of Developing Affordable Housing in Florida

09.01.2023

Managing the Complexities of Mixed-Use Developments

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

06.24.2022

Creative Reuse: The Opportunities and Challenges of Converting Office Space to Residential

05.16.2022

**Documentation and Operation of Timeshare Plans** 

05.16.2022

Federal and State Regulation of Timeshares and Fractional Interests

05.16.2022

Timeshares: History, Project Structuring, and Types of Plans

12.27.2021

Looking Forward to the Future of the Tampa Bay Region

10.01.2021

One Team, Two Cities: The Tampa Bay Rays' Sister City Plan

07.19.2021

UPDATED: House Bill 59 Creates Delays on the Filing of New Comprehensive Plan Amendments

06.28.2021

New Guidance for Condo Developers on Use of Contract Deposits

03.17.2021

The Appropriations Act – Changes Regarding Commercial Leases in Bankruptcy

03.05.2021

Texas Federal District Court Overturns CDC Eviction Moratorium

01.12.2021

Retail Tenants - COVID-19 Implications for the Landlord/Tenant Relationship

10.26.2020

Florida's Uniform Commercial Real Estate Receivership Act

09.08.2020

Agency Order Issued by CDC: Temporary Halt in Residential Evictions to Prevent the Further Spread of COVID-19

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Florida Governor Limits Mortgage Foreclosure and Eviction Relief to Non-Payment Defaults and Single-Family Mortgagors and Residential Tenants

07.24.2020

Florida's New Receivership Act Offers Some Clarity for Commercial Real Estate Stakeholders

07.06.2020

Gov. DeSantis Signs Law to Address Emotional Support Animals in Housing

07.01.2020

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06.24.2020

Is the CARES Act Caring Enough?

06.12.2020

Florida Legislature and Governor DeSantis Ease Path to Approve Affordable Housing

05.20.2020

Inverse Condemnation and Government Pandemic Response

05.14.2020

Lessons Learned: Receiverships

04.23.2020

Economic Impact Payments Authorized by the CARES Act Are Not Exempt From Garnishment in Florida

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Mechanic's Lien Workflow Checklist (MD)

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Mechanic's Liens in Practice (MD)

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Money for Nothing: A Lender's Consent Form to Permit Debt From Government Programs

03.31.2020

Commercial Real Estate Loans and the COVID-19 Crisis: Sitting on the Sidelines

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Loan Restructuring and Forbearance Agreements in the Face of COVID-19 – The Hotel Borrower's Perspective

03.25.2020

Relief Avenues for Small and Medium-Sized Businesses in California During the COVID-19 Pandemic

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Can Governments Commandeer Your Property During COVID-19? California Says Yes

03.19.2020

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Hotel Franchise Agreements: What Should Owners Focus On?

03.02.2020

Are You Protected Against the Risk of Construction Delays and Increased Construction Costs Due to COVID-19?

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08.30.2019

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08.06.2019

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01.24.2019

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01.17.2018

Freddie Mac Supplements the Requirements for Small Balance Loans Over \$6 Million

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DOAH Strikes Proposed Rule Requiring Public Notification of "Reportable Releases"

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A Truckload of Trouble for the CFPB

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Resolving Shopping Center Foreclosures in Florida - Considerations for Lenders

10.07.2016

Surrendering Your Property in Bankruptcy Means You Must Actually Surrender It

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09.09.2016

Defalcation is a Dirty Word, But Not the End of the World

07.14.2016

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04.29.2016

Hillsborough County Adopts Mobility Fees, Ends Push for Transportation Sales Tax

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The TRID Rule: Impact and Consequences on the Residential Mortgage Lending Market

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New FIRPTA Exceptions Provide Opportunities for Foreign Pensions and Investment Funds

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The Basics of E-Recording

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Florida's Second District Court of Appeal Confirms Substantial Compliance is the Standard for Evaluating Conditions Precedent to Mortgage Foreclosures

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DOL Guidance Suggests Many Independent Contractors are Misclassified and Should be Covered by The FLSA

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CFPB and DOJ File Action Against Provident Funding Alleging Discriminatory Lending Policies and Practices

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Florida Appellate Court Holds Dismissal of Foreclosure Action Could Time Bar Subsequent Action

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Stripping of Unsecured Second Mortgages in Chapter 7 Bankruptcies in the Crosshairs

01.01.2015

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Revised CFPB Ability to Repay Rule Allows Excess Points and Fees Refunds for Qualified Mortgages

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New CFPB Regulations Subject Mortgage Servicers to Private Lawsuits

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Smaller Estates of 2011, 2012 and 2013 Decedents Can Submit "Late" Portability Filings

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Georgia Court of Appeals Expands Lenders' Ability to Pursue Guarantor Deficiency Judgment Suits Beyond Foreclosure Confirmations

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P3s in Florida: Innovation in Public Projects

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Florida Supreme Court: Separate Escrow Accounts Not Required for Condominium Deposits

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Congress Takes First Step Toward Exempting Condominiums from Registration Under ILSA

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What You Must Know About Florida's Commercial Mortgage Foreclosure Process

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Managing Risk: Liability for the Criminal Acts of Others

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To Relate Back, Or not to Relate Back? That is the Question

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Local Government Economic Development Property Tax Exemptions

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Florida Sustainable Development & Grown Management in a Post-DCA Era

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Ready or Not...Here It Comes! E-mail Service, E-Filing and E-Service are Coming Soon to a County Near You...

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Florida Water Quality Standards in Flux Due to Challenges at Federal and State Level

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

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Florida Offers of Judgment: A New Trend To Uphold

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New Mediation Rule: More Accountability or Complications?

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Nuts and Bolts of the Florida Commercial Mortgage Foreclosure Process

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Is There Coverage When an Insured Was Aware of a Title Defect?

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Primer - FAQs by Out of State Clients Relating to Florida Real Estate

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Hotel Investment: What You Don't Know Can Really Hurt You

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**Developer Controlled Dysfunctional Associations** 

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A Brief Survey of Continuing Issues with the Interstate Land Sales Full Disclosure Act: Will the Fat Lady Never Sing?

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The Legislative Death of the Crescent Transaction?

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What You Should Know About Sustainable Development Projects

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Real Estate Asset Valuation: Acquiring a Fractured Condominium Project

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Positioning Real Estate and Lending Practitioners to Respond to the Emergency Economic Stabilization Act of 2008

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**Timeshare Condominiums** 

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Sustainable Development and the U.S. Green Building Movement

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The Condo Glut - A Survival Guide for Condominium Workouts

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Tenant Leasing Strategies: Improving Your Position

10.16.2006

New Requirements for Phase I Due Diligence

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High-Rise Retrofit Needed By December 31, 2007

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05.11.2005 Bankruptcy Practice Pointer May 2005 02.02.2004 Missouri's Bifurcated Process in Non-Capital Criminal Jury Trials 10.01.2003 High Court Wades into Florida's Stormwater Controversy 02.15.2003 Prospectus, Purchase Contract and Ancillary Documents 12.11.2002 Florida Mortgage Foreclosures, Section II 03.12.2001 To Deed or Not to Deed: That is the Timeshare Question 01.01.1994 UCC Article 9: 1994 Survey of Florida Law

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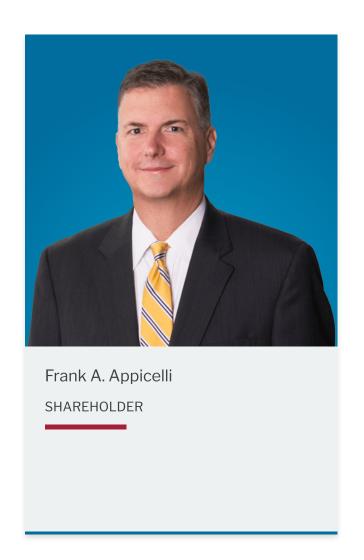
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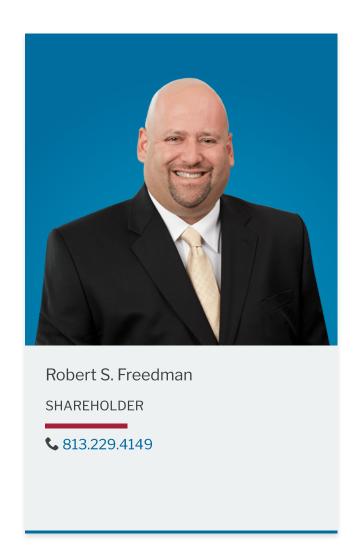
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Real Insights on Real Estate: How to Review an SNDA

## Our Team

## **Key Contacts**





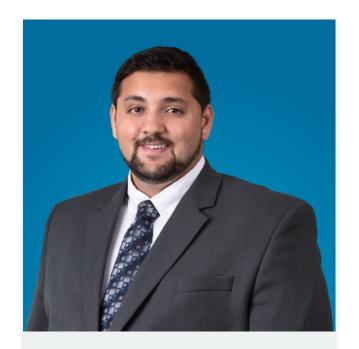
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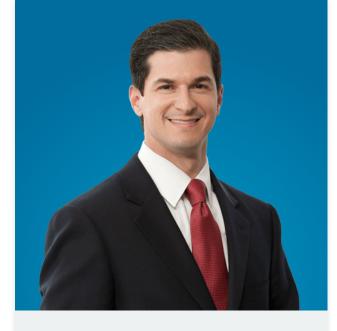
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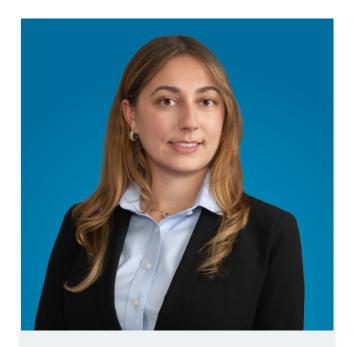
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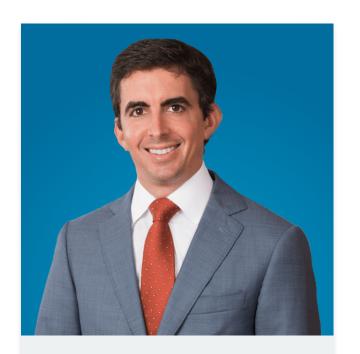
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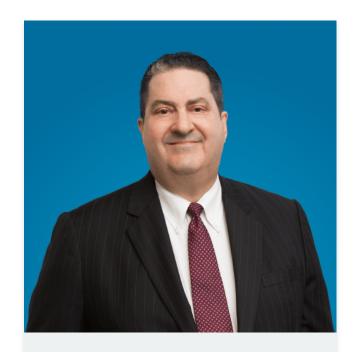
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## **Related Practices**

- Banking, Commercial, and Consumer Finance
- Construction
- Health Care
- Construction Litigation
- Construction Transactions
- Development
- Distressed Asset and Workout

- Environmental, Land Use & Development Approvals and Litigation
- Hospitality
- Investment and Ownership
- Lending
- Public-Private Partnerships
- Qualified Opportunity Zone Task Force
- Real Property Litigation
- Tax
- Title Insurance
- Labor & Employment
- Litigation and Trials
- Environmental Regulation & Litigation
- Government Contracts
- Education
- Government Law & Consulting
- Cybersecurity and Privacy
- Telecommunications
- Ghost Restaurant Law
- Business Transactions
- Tax Litigation & Controversy
- Blockchain and Digital Currency
- Technology & Intellectual Property Transactions
- Intellectual Property Protection & Portfolio Management
- Intellectual Property Litigation
- International: Latin America

- International: Europe
- International: Cuba
- International: Brazil
- International: Asia
- Esports and Electronic Gaming
- Telecom: Litigation and Arbitration
- Telecom: Transactions
- International: Mexico
- International Arbitration of Construction Contracts
- Multifamily Finance and Affordable Housing
- Wage and Hour
- Discrimination
- International Privacy Compliance
- Eminent Domain
- Class Actions

## Related Industries

- Banking, Commercial, and Consumer Finance
- Construction
- Health Care
- Telecommunications

## **Transactions Map**

## Real Estate Transactions Map

