



William P. Sklar

SHAREHOLDER

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Overview

William Sklar represents developers and lenders. He assists them with planning, drafting, and the development of residential, commercial, and complex mixed-use condominiums and planned developments. William also serves as regulatory counsel in compliance matters under numerous federal, state, and local statutes; regulations; and ordinances, including the Interstate Land Sales Full Disclosure Act, the Fair Housing Act, and the Florida Condominium and Homeowners Association acts. Additionally, he represents clients in real estate transactions and financing.

William is an adjunct professor of law at the University of Miami School of Law and a member of the faculty of the LL.M. program in real property, teaching courses in condominium and planned development law and a related drafting and litigation workshop since 1980. He is the director of the University of Miami's Ralph E. Boyer Institute on Condominium and Cluster Development.

William is board certified by the Florida Bar in real estate and condominium and planned development law, and by the Florida Supreme Court as a certified circuit and county court mediator.

He is the chair of the firm's Government Law and Consulting Practice and managing shareholder of Carlton Fields' Tallahassee office.

Experience

- Chief lobbyist for Florida's largest condominium developer, enacted significant amendments to Florida's Building Code to create enhanced fire safety in high-rise residential developments.
- Drafted governing documents as general counsel for a complex mixed-use development that included a 1.5 million-square-foot regional mall, approximately 1,000 residential condominium and rental units, a distribution facility, medical/clinical and skilled nursing facilities, and a regional entertainment center.
- Represented buyer in the acquisition of a 3,000-plus apartment unit and nine property portfolios located in four Florida counties with structured asset management and private equity participation interests.
- Lead due diligence counsel in the largest condominium unit portfolio for conservator of failed financial institution containing more than 5,000 condominium units with an aggregate value of more than \$2.5 billion.
- Defended NYSE-listed *Fortune* 500 company at trial and on appeal in federal and state courts and before the Eleventh Circuit Court of Appeals regarding Interstate Land Sales Full Disclosure Act and related liability claims.
- Drafted governing documents as general counsel for a property owners association that administered master common areas, the maintenance of which was delegated from sub-associations, either commercial or residential, as well as drainage facilities, roadway medians, street lighting, and other significant communitywide facilities.
- Represented developer in a 400-plus unit redevelopment in West Palm Beach, Florida.
- Represented pharmaceutical company in the acquisition of its corporate headquarters and a research and development facility in Miami-Dade County, Florida.
- Represented, as bond purchaser counsel, a state pension fund, secured by recreational property leases on three projects in two Florida counties.
- Represented client in wetlands avoidance and off-site mitigation plan approval before the South Florida Water Management District and Army Corps of Engineers for a residential development in Palm Beach County, Florida.

Areas of Focus

Practices

- [Administrative Litigation and Appeals](#)
- [Government Law & Consulting](#)
- [Alternative Dispute Resolution Services](#)
- [Banking, Commercial, and Consumer Finance](#)
- [Development](#)
- [Institutional Investment and Finance](#)

Industries

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

- [Real Estate](#)

Insights

01.29.2024

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

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

02.07.2023

Tallahassee Update - Theme Parks, Special Districts, and the Florida Legislature

05.26.2022

New Legislation From Florida Special Session on Property Insurance Reform

06.28.2021

New Guidance for Condo Developers on Use of Contract Deposits

04.01.2021

Gov. DeSantis Signs COVID-19 Business Liability Protection Bill Into Law

01.02.2017

Florida Community Association Versus AIRBNB and VRBO in Florida

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

04.26.2013

Commercial Real Estate Finance - Lessons Learned and a Brave New World

04.02.2013

Ethics and Professional Liability for the Real Estate Finance Practitioner - Attorney Malpractice Avoidance,"

02.01.1999

The Interstate Land Sales Full Disclosure Act's Two-Year Completion Exemption

01.01.1996

Concept of Condominium Ownership

01.01.1993

Interstate Land Sales

04.01.1989

1988 Survey of Florida Real Property Law

10.01.1982

Commercial Condominiums: Planning and Drafting Considerations

01.01.1980

Cases and Materials on Condominium and Cluster Housing

01.01.1976

Florida Real Estate Transactions

News

03.13.2024

Bill Sklar Quoted in Law360: “Top Real Estate Issues Tackled by Fla. Lawmakers in 2024”

03.13.2024

Bill Sklar Quoted in The Real Deal: “Lawmakers Criminalize Kickbacks and Concealing Records at Condo, Homeowners Associations”

02.02.2024

Bill Sklar Quoted in Law360: “Suits Prompt Bills in Florida to Validate Mixed-Use Condos”

01.10.2024

Bill Sklar Quoted in Law360: “Bills Seek to Tweak Florida Affordable Housing Law”

01.01.2024

Bill Sklar Quoted in Law360: “Florida Real Estate Policies to Watch in 2024”

08.31.2023

Bill Sklar Appointed Treasurer of American College of Real Estate Lawyers

05.25.2023

Bill Sklar Quoted in Law360: “Voiding Disney Development Pacts May Chill Other Deals”

05.10.2023

Bill Sklar Quoted in Law360: “Legislative Session Had Major Impact on Florida Real Estate”

05.04.2023

Bill Sklar Quoted in Law360: “Florida Legislature Adds Flexibility to Condo Reform Law”

03.24.2023

Bill Sklar Interviewed in Law360: “Fla. Lawmakers OK Workforce Housing Bill, Ban Rent Control”

03.06.2023

Bill Sklar Interviewed in Law360: “Affordable Housing Tops Slate Of Fla. Real Estate Legislation”

09.06.2022

F. Joseph Ullo Jr. Joins Carlton Fields in Tallahassee

06.13.2022

The Florida Bar Bestows Lifetime Professionalism Award to Carlton Fields Real Property Attorney William P. Sklar

11.16.2021

Carlton Fields Taps Own Attorney as Managing Shareholder in Tallahassee

11.09.2021

Carlton Fields Names William P. Sklar as Tallahassee Office Managing Shareholder

10.14.2021

Carlton Fields’ William Sklar Quoted in Media Coverage of Condo Safety Task Force Recommendations

10.12.2021

Carlton Fields’ William Sklar Recognized for His Work Chairing The Florida Bar Condo Safety Task Force

08.10.2021

Carlton Fields Strengthens Government Law and Insurance Regulatory Teams with Addition of Erin J. VanSickle

08.10.2021

Carlton Fields Adds Former Florida Insurance Official

07.07.2021

Carlton Fields' William Sklar Featured in Media as Chair of Safety Task Force in Wake of Condo Collapse

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

07.09.2018

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

06.27.2018

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

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"

06.07.2017

Carlton Fields Attorneys Scott P. Pence and William P. Sklar Awarded Top Honors from The Florida Bar

Recognition

- Board Certified in Condominium and Planned Development Law by the Florida Bar
- Board Certified in Real Estate by the Florida Bar
- William S. Belcher Lifetime Professionalism Award, Real Property Probate and Trust Law Section of the Florida Bar (2022)
- Commendation for Service, The Florida Bar (2021)
- *Chambers USA* (2021–2023)
- *The Best Lawyers in America*, Real Estate Law (2014–2024)
- Florida Super Lawyers, *Super Lawyers Magazine* (2006–2013, 2015–2023)
- Florida Legal Elite, *Florida Trend Magazine* (2011, 2015, 2017, 2020–2021)
- Alumni Achievement Award, University of Miami School of Law (2012)
- *The Legal 500*, Real Estate (2011)
- Lynford Lardner Community Service Award (2002)

Professional & Community Involvement

- American Bar Association
 - Real Property, Trust, and Estate Law Section
 - Committee on Condominium and Cooperative Housing
- American College of Real Estate Lawyers
- College of Community Association Lawyers
- The Florida Bar
 - Executive Council, Real Property, Probate, and Trust Law Section
 - Chair, Condominium Law & Policy Life Safety Advisory Task Force
- Genetic Information to Stop Breast and Ovarian Cancer Inc.
 - President
- Richard David Kann Melanoma Foundation
 - Board of Directors

Speaking Engagements

- "Luncheon Roundtable of Condominium Past Chairs – Policy Issues; Future Trends and Changes in Community Association Law and Governance" and "Meeting with the 'Division' – Florida Department of Business and Professional Regulation," 47th Ralph E. Boyer Institute on Condominium and Cluster Development, University of Miami School of Law (October 6–7, 2022)
- "The Surfside Condo Collapse: A Panel Discussion on Insuring Condos and Lending to Associations," Attorney Bankers Conference - Lender Series (April 6, 2022)
- "Existing Building Maintenance & Inspections Dialogue With ICC," International Code Council (December 7, 2021)
- Condominium and Planned Development Law Seminar, Legislative Update
- Real Estate Certification Review Course, The Florida Bar Real Property, Probate, and Trust Law Section

Credentials

Education

- University of Miami School of Law (J.D., 1980)
- University of Miami (B.B.A., magna cum laude, 1977)

Court Admissions

- U.S. Supreme Court
- U.S. Court of Appeals, Fifth Circuit
- U.S. Court of Appeals, Eleventh Circuit

Bar Admissions

- Florida
- New York

Industry Specialization

Certifications

- Condominium and Planned Development Law
- Real Estate