



Richard C. Linquanti

OF COUNSEL

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Overview

Richard Linquanti practices primarily in law relating to land business, including finance, borrowing and lending side, the Interstate Land Sales Full Disclosure Act, business planning and implementation, front-end transaction structuring, partnerships, limited liability companies, joint ventures, land use, condominium, and mixed-use and master communities. Rich has a substantial background in public-private partnerships, governmental entities, and community nonprofit corporations.

Rich's practice has also involved substantial work for government-related entities such as the Denver G-8 Summit Host Committee, Denver Celebration 2000, and nonprofit corporations including the YMCA, Catholic Charities, and Winter Park Recreational Association in Colorado.

As an adjunct professor at Stetson University College of Law, he taught a real estate development seminar. Rich is a fellow of the American College of Real Estate Lawyers. He is board certified in Condominium and Planned Development Law by The Florida Bar.

Experience

- Extensive work on compliance and exemptions under the Interstate Land Sales Full Disclosure Act.
- Team leader and general counsel for the Winter Park Executive Committee to arrange for an operations and development partnership with Intrawest Corp. for Winter Park, a Colorado ski resort owned by the city and county of Denver.
- Real estate work, including zoning, platting, contracting and community development, for Chaffin-Light, the Snowmass Co., and Snowmass Corp.
- Financing, leasing, equity, ground leases, RTC workout, litigation and property sales for Western Equities Group at the Denver International Design Center (1988–1994) and the Colorado Trade Center (1988–present).
- Equity, financing, intergovernmental agreements, litigation, equity sale and dissolution for Elitch Gardens Co., an amusement park sold to Six Flags (1994–1997).

- Denver Summit of the Eight Host Committee, the International G-8 conference of world leaders, including contracting, leasing, regulatory compliance, protocol, vetting policies, and fundraising (1997).
- Asset acquisition contracting for Richmond American Homes, the housing development subsidiary of M.D.C. Corp.
- Land bank financing for Great Florida Bank for Lennar Homes subdivisions in Colorado.

All Insights

01.01.2018	Florida Condominium and Community Association Law (4th Edition)
10.16.2016	The ILSA Condo Exemption – Not Out of the Woods Yet
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
03.01.2014	Drafting The Purchase Contract: ILSA Considerations
01.24.2014	Florida Supreme Court: Separate Escrow Accounts Not Required for Condominium Deposits
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
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
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
07.19.2011	2011 Florida Condominiums and Community Association Law Update
01.26.2011	ILSA Critical Issues and Case Analysis
06.01.2010	Community Association Legislative Update
12.07.2009	Aspects of the Interstate Land Sales Full Disclosure Act
11.12.2009	A Brief Survey of Continuing Issues with the Interstate Land Sales Full Disclosure Act: Will the Fat Lady Never Sing?
06.01.2009	Concerns for Lenders on Florida Condominium Projects: New Triggers for Turnover and Some Considerations on Successor Developer Liabilities
12.07.2008	New Statutory Requirements Triggering Condominium Association Turnover
04.01.1992	CCIOA: Basic Concepts of Balance
01.01.1983	The Convertible, Participating Mortgage: Planning Opportunities and Legal Pitfalls in Structuring the Transaction

All News

07.09.2018	Super Lawyers Honors 81 Carlton Fields Attorneys on 2018 Florida “Super Lawyers” and “Rising Stars”
06.26.2018	Three Carlton Fields Attorneys Board Certified in Condominium and Planned Development Law by The Florida Bar
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”

Recognition

- Board Certified in Condominium and Planned Development Law by The Florida Bar

- AV Rated by Martindale-Hubbell
- Florida Super Lawyers, *Super Lawyers Magazine* (2007–2019)
- *Chambers USA*, Real Estate (2007–2008)
- *The Best Lawyers in America*, Real Estate Law (1995–2020)

Professional & Community Involvement

- American College of Real Estate Lawyers
 - Fellow
 - Common Interest Ownership Committee
- The Florida Bar
 - Business Law Section
 - Real Property, Probate, and Trust Law Section
- Colorado Bar Association
 - Real Estate Section Council (1990–1996)
 - Chair, Real Estate Section (1996)
 - Editor, Real Estate Law Column, *Colorado Lawyer* (1995)
- Colorado Lawyers Committee for Civil Rights
 - Board of Directors (1987–1992)
- Tampa Downtown Partnership
 - Board of Directors
 - Executive Committee
 - Secretary and Urban Excellence Awards Committee Chair
- Tampa YMCA
 - Board of Governance (2006–2009)
- Urban Land Institute
- YMCA of Metropolitan Denver
 - Board of Directors (1986–2005)
 - Chair (2001–2003)

Speaking Engagements

- “Overview of Federal Laws, ILSA, and Federal Underwriting Programs,” The Florida Bar Condominium and Planned Development Law Certification Review Course (February 2019)
- “Overview of Federal Laws, ILSA, and Federal Underwriting Programs,” The Florida Bar Condominium and Planned Development Law Certification Review Course (February 2018)
- “Condomania – What Colorado Can Learn from Florida,” Colorado Real Estate Symposium (July 2017)

- "Condominium Construction Loans," The Ins and Outs of Florida Condominium Law, co-lecture with Margaret Rolando, The Florida Bar (April 2017)
- "Interstate Land Sales Full Disclosure Act Update," Lorman Education Services(July 13, 2016)
- "Drafting Documents for Condos and Planned Communities," ALI Audio Seminar (March 18, 2015)
- "Interstate Land Sales Full Disclosure Act: Ensuring ILSA Compliance, Avoiding Contract Rescission, Fines and Penalties," Strafford Publications Inc. (September 4, 2014)
- "Drafting the Purchase Contract – ILSA," ALI-ABA Webinar (June 13, 2013)
- "A Summary of Recent Cases in the Evolving Interpretation of the Interstate Land Sales Full Disclosure Act," Colorado Real Estate Symposium (July 20, 2012)
- "ILSA Update – A Surprisingly Eventful Two Years," Lorman Education Services (May 23, 2012)
- "Interstate Land Sales Full Disclosure Act," Real Estate Practice in Hard Times, The Florida Bar (February 19, 2010)
- "Interstate Land Sales Full Disclosure Act: Emerging Legal Threat," Stafford Publications Inc.(February 04, 2010)
- "What Every Real Estate Transaction Lawyer Should Know," St. Petersburg Bar Association (February 01, 2010)
- "Introduction to Exceptions, Exemptions, and Limitations in the Interstate Land Sales Fully Disclosure Act," ABA Symposium for the Real Property, Trust, and Estate Law Section (April 2009)
- "Contract Cancellations: ILSFDA [Disclosure Act] As Sword and Shield: Protecting Consumers or Destroying Developers?," 33rd Ralph E. Boyer Institute on Condominium and Cluster Development, University of Miami School of Law (October 17, 2008)
- "Structuring Resort Condominiums and Communities," Annual CLE International Resort Development Conference, Vail, CO (August 8, 2008)
- "Interstate Land Sales Full Disclosure Act," Colorado Real Estate Symposium, Keystone, CO (July 17, 2008)
- "Exemptions Under the Interstate Land Sales Full Disclosure Act," Real Property Development Issues CLE, Hillsborough County Bar Association (February 16, 2007)
- "Setting Up the HOA" and "Advanced HOA," CBA-CLE (March 2005 and February 2004)
- "Patriot Act," American College of Real Estate Lawyers Annual Convention (October 2004)
- "Real Estate Development," CLE International (May 2004)
- "Developing a Village at Winter Park – A Resort Model," Real Estate Development Conference, CLE International (May 2003)
- "The Intrawest/Denver/Winter Park Partnership Legal and Policy Perspectives," Gold, Mountain & Resort Development Conference, CLE International (August 2002)
- "Not-So-Common and Common Areas and Other Creative Solutions to CCIOA Issues," 20th Annual Real Estate Symposium, Colorado (July 2002)

- "The Purchase Contract for Development," Seventh Annual Real Estate Development Conference, CLE International (May 2002)
- "Legal Aspects of Condominium Development and Homeowners Associations in Colorado," National Business Institute (August 2001)
- "The Purchase Contract," Sixth Annual Real Estate Development Conference, CLE International (May 2001)

Credentials

EDUCATION

- Yale Law School (J.D., 1974)
- University of Notre Dame (M.A., 1971)
- University of Notre Dame (A.B., magna cum laude, 1970)

COURT ADMISSIONS

- Colorado State Courts
- Florida State Courts

BAR ADMISSIONS

- Colorado
- Florida

BOARD CERTIFICATIONS

- Condominium and Planned Development Law

Background

- Ireland, Stapleton, Pryor & Pascoe, P.C. (1974–2005)
 - President (1995-2004)

Areas of Focus

PRACTICES

- Business Transactions
- Corporate Law and Governance
- Development
- Financial Services Regulatory
- Institutional Investment and Finance
- Life, Annuity, and Retirement Solutions
- Public-Private Partnerships
- Real Property Litigation
- Title Insurance

INDUSTRIES

- Banking, Commercial, and Consumer Finance
- Real Estate

