



William P. Sklar

OF COUNSEL

WEST PALM BEACH

P : 561.650.0342

F : 561.659.7368

TALLAHASSEE

P : 850.224.1585

F : 850.222.0398

CONNECT

wsklar@carltonfields.com

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.

All Insights

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
All News	
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"
06.26.2018	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"

Recognition

- Board Certified in Condominium and Planned Development Law by The Florida Bar
- Board Certified in Real Estate by The Florida Bar
- Commendation for Service, The Florida Bar (2021)
- *Chambers USA* (2021)
- *The Best Lawyers in America*, Real Estate Law (2014, 2021–2022)
- Florida Super Lawyers, *Super Lawyers Magazine* (2006–2013, 2015–2021)
- 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

- 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

COURT ADMISSIONS

- University of Miami School of Law (J.D., 1980)
- University of Miami (B.B.A., magna cum laude, 1976)
- 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

Areas of Focus

PRACTICES

- Administrative Litigation and Appeals
- Alternative Dispute Resolution Services
- Coronavirus
- Development
- Government Law & Consulting
- Institutional Investment and Finance

INDUSTRIES

- Banking, Commercial, and Consumer Finance
- Real Estate