

INDUSTRIES

Construction & Design
Public Agencies &
Municipalities
Real Estate
Retail & Shopping Centers

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DEVELOPMENT, LAND USE AND PERMITTING

OVERVIEW

Sherin and Lodgen's Development, Land Use, and Permitting group represents developers, retailers, property owners, energy companies, public agencies, investors, and companies in all components on real estate development – including acquisition, assemblage, zoning and local, state, and federal permitting, survey and title review, environmental issues, property management, and construction and design contracts.

S&L's highly regarded real estate department has one of the deepest benches in New England. We match the right lawyer or combination of lawyers with each assignment, drawing upon our complementary expertise in leasing, financing, tax, and real estate disputes when needed.

Our goal for every development project is to efficiently and effectively meet the client's needs. We're able to ensure that all the various components of a real estate development project are achieved in an efficient, time-sensitive and cost-effective manner – whether it is a small residential development, a complicated mixed-use project, a multi-tenant retail development, a public-private development, or a large hotel development.

"Sherin and Lodgen walks the fine line between institutional quality blue chip firm and smaller nimble creative boutique firm. They have expertise in virtually every category that applies to my real estate development practice and I have found that the more business I've done with them, the more I have wanted to work with them in the future."

Best Law Firms Client Reference

ACCOLADES

Our Real Estate Department has been ranked both nationally and locally by U.S. News and World Report's "Best Law Firms" and is listed in Chambers USA: America's Leading Lawyers for Business for Real Estate law.

CAPABILITIES

Our real estate development, land use & permitting attorneys are able to provide advice and strategies in all phases of commercial real estate development including:

- Analysis and strategy related to applicable federal, state, and local regulations
- Site acquisition and assemblages
- Environmental considerations including contamination, remediation, and sustainable development
- Design and construction contract drafting, negotiation, and dispute resolution
- Leasing and property management agreements
- Debt and equity financings for both construction and permanent loans

- Advice and consultation related to securing, documenting, and preserving tax credits through federal and state incentive programs for renewable energy and historic development projects
- Disputes related to the denial of permits or the imposition of unfavorable permit conditions

These development projects include:

- Mixed-use
- Retail, including shopping centers
- Office
- Industrial
- Hospitality
- Laboratory and research and development (R&D)
- Renewable energy, including solar, hydro, and battery storage
- Transit-oriented (TOD)
- Educational and cultural institutions
- Public-private partnerships