

A photograph of a modern, multi-story apartment building with large glass windows and balconies, serving as the background for the 'Multifamily Housing' section header.

Multifamily Housing

Multifamily developers, owners and operators face numerous challenges, from finding new sites and managing design and construction risks to dealing with tax law changes and increased impact fees. Our Multifamily Housing Group helps our clients navigate these issues every day.

Our multidisciplinary team of attorneys works with clients involved in multifamily, condominium and mixed use developments, from acquisition, development, construction, ownership and operation, to financing and disposition of these projects.

Acquisition/Disposition

- Contract negotiations
- Due diligence
- Entity selection and structuring
- Issuing title insurance
- Handling closings
- Evaluating and implementing possible condominium terminations (reversions of condos to apartment rentals)

Land Use and Entitlement

- Comprehensive plan amendment and rezoning
- Site plan and plat approval
- Confirming existing entitlements
- Negotiating with school boards
- Negotiating development agreements
- Structuring other covenants and agreements, which may include condominium regimes, complex easements, restrictions and multi-tiered property owners' associations
- Issuance of governmental permits and approvals
- Impact fees (including alternative fees and exemptions)
- Inclusionary affordable housing components and their alternatives.

Key Contact

Alexander Dobrev

Related Professionals

Alexander Dobrev

Ronald D. Edwards

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Related Expertise

Affordable Housing

Land Use & Zoning

Real Estate

Real Estate Development

Real Estate Finance

Real Estate Litigation

Real Estate Transactions

Senior Housing

Design and Construction

- Negotiating contracts for design and construction, provision of utilities (including telecommunications) and other project services
- Addressing construction lien issues
- Litigating performance disputes with design professionals and contractors
- Litigating latent defect claims
- Achieving sustainable building standards
- Assisting with the obtaining of U.S. Green Building Council LEED certifications.

Financing

In the financing arena, we facilitate acquisition, construction and permanent loans with local, regional and national lenders, including Freddie Mac and Fannie Mae, consisting of:

- Negotiating loan commitments and term sheets
- Negotiating loan documents
- Issuing legal opinions
- Facilitating the lender's due diligence
- Minimizing mortgage taxes
- Issuing lender's title insurance
- Handling loan closings

Project Operations

- Preparing and filing condominium documents
- Terminating condominiums to return them to traditional multifamily use
- Challenging property tax assessments, including tax appeals
- Addressing other local, state and federal tax issues
- Preparing leases
- Providing tenant eviction services
- Providing ADA and other regulatory compliance services
- Restructuring equity interests
- Offering general operational advice

Dispositions

- Negotiating and closing sales contracts
- Tax-free exchanges and reverse exchanges
- Agreements for the sale of ownership interests in operating entities to minimize transfer taxes

News

Alex Dobrev Appointed Chair of the Meritas Real Estate Law Practice Group
09.30.2020 | PRESS RELEASE

Events

Revolutionizing the Future: AI-Powered Innovation in Design, Construction, and Planning
10.19.2023 | CONFERENCE

Alternatives for the Aging Condominium – Terminations for Economic Waste and Obsolescence – Impossibility, Redevelopment, Percentage Approval, Amendments, Valuation and Other Issues
09.28.2023 | CONFERENCE

SB 154 - Florida Tackles an Aging Population of Condominiums... Is the Cure Worse than the Disease?
07.21.2023 | EVENTS

Live Local Act Discussion
04.18.2023 | EVENTS

Publications

Will Recorded Covenants Hold and Remain Binding on Successors in Title to Real Property? A Pivotal Certified Question Heads to the Florida Supreme Court
04.17.2024 | ARTICLE

FHFA Issues Request for Input on Multifamily Tenant Protections
06.15.2023 | ARTICLE

Florida's SB 154 Attempts to Provide Additional Clarity on Condo Safety Law
06.09.2023 | ARTICLE

Senate Bill 102, the Live Local Act, Codified in Chapter 2023-17
05.22.2023 | ARTICLE

Florida Tort Reform and Negligent Security Liability: New Requirements for Multifamily Property Owners
04.04.2023 | ARTICLE

Despite Court Ruling, Orange County Voters Approve Rent Control
11.09.2022 | ARTICLE

Appeals Court Rules Against Orange County's Proposed Rent Control Ordinance
10.28.2022 | ARTICLE

Orange County Rent Stabilization Measure | October Update
10.20.2022 | ARTICLE

Selecting a Property Manager
10.27.2020 | ARTICLE

Did You Give Up Buying Broken Condo Units for Lent? Maybe You Did and Don't Know It Yet...
03.11.2019 | ARTICLE