

Real Estate

Over five decades of firm history in the real estate industry translates into literally hundreds of years of combined real estate experience and sophistication available to our clients. That experience includes dealing with:

- Administrative, Legislative & Regulatory Bodies
- Agricultural Land Classification
- Commercial Leasing
- Construction
- Developments of Regional Impact (DRIs)
- Distressed Properties
- Eminent Domain & Condemnation
- Environmental Issues
- Finance & Mortgage Transactions
- Hotel & Resort Development
- Industrial Properties
- Land Use
- Landlord/Tenant Issues
- LEED Green Construction
- Multi-State Closings
- Property Taxes
- Real Estate Development
- Real Estate Finance
- Real Estate Investments
- Real Estate Investment Trusts (REITs)
- Real Estate Litigation
- Real Estate Transactions
- Residential & Commercial Condominium Structuring
- Timeshares
- Title Insurance Issuance
- Title Insurance Litigation
- Utility & Infrastructure Issues
- Zoning Requirements/Restrictions

Key Contact

Daniel F. McIntosh

Related Professionals

William A. Beckett

Jacqueline Bozzuto

Dale A. Burket

Casey M. Cavanaugh

Alexander Dobrev

Davis R. Dykes

William T. Dymond, Jr.

Hanna Edeback

David B. Ederer

Richard J. Fildes

Andrew M. Gluck

Aaron J. Gorovitz

Allison H. Gray

Shane A. Horton

Gary M. Kaleita

Hal H. Kantor

James G. Kattelmann

Andrew P. Kelly

Sean Klein

Nicole C. Leath

Adam R. Lewis

Peter L. Lopez

Joaquin E. Martinez

Daniel F. McIntosh

Matthew McMurtrey

Timothy R. Miedona

Shayla Johnson Mount

Logan J. Opsahl

Gerardo Ortega

Nicholas A. Pope

Shawn G. Rader

News

Lowndes Strengthens Real Estate Practice with Addition of Shareholder Jason Williams

04.07.2025 | PRESS RELEASE

17 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2025"

02.13.2025 | AWARDS & RECOGNITION

Lowndes Named to 2025 "Best Law Firms" by *Best Lawyers*

11.07.2024 | AWARDS & RECOGNITION

Shane Horton Appointed to Board of Young Professionals for Orlando Science Center

04.17.2024 | FIRM NEWS

Closing the Loop: How Completion of Orlando's Beltway Drives Real Estate

03.14.2024 | MEDIA MENTION

Derren Ciaglia and Gary Kaleita Named Top 10 Authors by *JD Supra's* 2024 Readers' Choice Awards

03.06.2024 | AWARDS & RECOGNITION

Lowndes Advises Marriott Vacations Worldwide on 300K SF Lease of New Headquarters

02.15.2024 | PRESS RELEASE

Dan McIntosh Recognized with Winter Park Library's Evaline Lamson Meritorious Service Award

02.09.2024 | PRESS RELEASE

Lowndes Welcomes Three New Associates

11.27.2023 | FIRM NEWS

Lowndes Named to 2024 "Best Law Firms" by *Best Lawyers*

11.10.2023 | AWARDS & RECOGNITION

Lowndes Welcomes New Associate Gerardo Ortega

09.18.2023 | PRESS RELEASE

Best Lawyers Recognizes 49 Lowndes Attorneys in 2024, Three Named Lawyer of the Year

08.17.2023 | AWARDS & RECOGNITION

Lowndes Advises Kimaya on Award-Winning Build-to-Rent Community in ChampionsGate

07.19.2023 | PRESS RELEASE

13 Lowndes Attorneys Named 2023 Florida Super Lawyers and Rising Stars

06.26.2023 | AWARDS & RECOGNITION

Jason S. Rimes

John D. Ruffier

Savannah G. Stewart

Tara L. Tedrow

Laura M. Walda

James E. Walson

Jason G. Williams

Rebecca Wilson

Related Expertise

Affordable Housing

Commercial Leasing

Construction

Distressed Real Estate

Eminent Domain & Condemnation

Environmental Law

Hospitality & Leisure

Land Use & Zoning

Multifamily Housing

Property Tax Appeals

Real Estate Development

Real Estate Finance

Real Estate Litigation

Real Estate Transactions

Tax

Lowndes Advises Park Square Homes on Luxury Vacation Home Community in Orlando
05.30.2023 | PRESS RELEASE

Gary Kaleita Named Top 10 Author by *JD Supra's* 2023 Readers' Choice Awards
03.06.2023 | AWARDS & RECOGNITION

14 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2023"
02.21.2023 | AWARDS & RECOGNITION

Lowndes Attorney Adam Lewis Promoted to Shareholder
02.01.2023 | FIRM NEWS

Lowndes Advises GCB Associates LLC on \$96 Million Sale of 460-plus Acres Near Disney
01.18.2023 | PRESS RELEASE

Lowndes Advises Xenia Hotels & Resorts on \$28 Million Sale of Bohemian Hotel Celebration
11.14.2022 | PRESS RELEASE

19 Lowndes Attorneys Named 2022 Florida Super Lawyers and Rising Stars
07.05.2022 | AWARDS & RECOGNITION

Lowndes Land Use Group and Four Attorneys Recognized by Chambers and Partners in its 2022 USA Guide
06.13.2022 | AWARDS & RECOGNITION

Dan McIntosh Honored by Connect CRE's 2021 Lawyers in Real Estate Awards
12.14.2021 | AWARDS & RECOGNITION

Lowndes Welcomes Three New Associates
10.27.2021 | FIRM NEWS

Lowndes Advises Florida Citrus Sports on Acquisition of 3.5 Acres Next to Camping World Stadium
08.04.2021 | PRESS RELEASE

Lowndes Advises RealOp Investments on Build-for-Rent Subdivision in Lady Lake
04.08.2021 | PRESS RELEASE

Lowndes Advises Waterman Communities Inc. on \$126-million Bond Financing for Retirement Community Expansion in Mount Dora, Fla.
10.28.2020 | PRESS RELEASE

22 Lowndes Attorneys Named 2020 Florida Super Lawyers and Rising Stars
06.04.2020 | AWARDS & RECOGNITION

Quino Martinez Named to Law360's 2020 Real Estate Editorial Advisory Board
04.23.2020 | PRESS RELEASE

Forty-Three Lowndes Lawyers Earn Recognition in Best Lawyers in America 2020
08.15.2019 | AWARDS & RECOGNITION

Industry Outlook: What's Top of Mind for Attorneys
06.22.2018 | MEDIA MENTION

Seven Lowndes Attorneys Honored With Inaugural Ninth Judicial Circuit Pro Bono Merit Award
09.23.2017 | AWARDS & RECOGNITION

Events

Land Use Boot Camp for Real Estate Pros
08.23.2024 | EVENTS

Condemnation, Easements & Rights of Way for the Real Estate Administrator
09.18.2023 | EVENTS

Live Local Act Discussion
04.18.2023 | EVENTS

Leading Ladies Speaker Series: Making Connections
04.12.2023 | EVENTS

Liquidation of S Corporations: Mastering Tax Implications of Liquidating Distributions
11.16.2022 | WEBINAR

Navigating the COVID-19 Crisis: Landlord/Tenant Issues
04.16.2020 | WEBINAR

Publications

City of Leesburg Denies Proposed Residential Development Moratorium
04.15.2025 | ARTICLE

Coastal Construction Control Lines in Florida
04.09.2025 | ARTICLE

Location, Location, Location... Site Selection Issues for Tenants
03.26.2025 | LOWNDES LEASING LAWYERS BLOG

Governor DeSantis Aims to Eliminate Florida Commercial Rent Sales Tax by 2027
02.05.2025 | ARTICLE

Volusia County Rejects Moratorium on Development
01.15.2025 | ARTICLE

Volusia County to Hold Special Meeting on Potential Development Moratorium
01.13.2025 | ARTICLE

Oviedo Implements Major Overhaul of Land Development Code
11.19.2024 | ARTICLE

Designing Residential Communities? Don't Overlook This Critical Distinction.
11.18.2024 | ARTICLE

Why Homebuilders Must Carefully Structure Arbitration Clauses in Contracts
10.28.2024 | ARTICLE

NAR Rule Changes and Their Impact on Buyers

10.03.2024 | ARTICLE

NAR Rule Changes and Their Impact on Sellers

10.03.2024 | ARTICLE

City of St. Cloud Approves Dramatic Increase to Mobility Impact Fees

09.26.2024 | ARTICLE

Osceola County Approves Increase to Impact Fees

09.11.2024 | ARTICLE

Orange County Clarifies Proposed Charter Amendment to Apply to All Voluntary Annexations and Approves New Rural Boundary

08.08.2024 | ARTICLE

Orange County Continues to Push Charter Amendments Pertaining to the Rural Boundary and Voluntary Annexations

07.29.2024 | ARTICLE

New Florida Law Changes Electric Vehicle Charging Station Regulations

07.24.2024 | ARTICLE

Update to Proposed Impact Fees in Osceola County, St. Cloud, and Mt. Dora

07.03.2024 | ARTICLE

New Law HB 799: Easements Affecting Real Property Owned by the Same Owner

06.27.2024 | PUBLICATION

Osceola County, St. Cloud, and Mt. Dora Propose Massive Increases to Impact Fees

06.11.2024 | ARTICLE

What Landlords and Tenants Need to Know This Hurricane Season

05.31.2024 | LOWNDES LEASING LAWYERS BLOG

Smooth Transitions: HOA Turnover Tips for Florida Developers

05.29.2024 | ARTICLE

Orange County Proposes to Implement Vision 2050 and Orange Code in September 2024

05.09.2024 | ARTICLE

Avoiding Common Problems Caused by Notices of Commencement

04.30.2024 | ARTICLE

U.S. Army Corps of Engineers to Process Section 404 Permits While Florida's Appeal is Pending

04.25.2024 | ARTICLE

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

Protect Your Property: Register for Florida's Title Fraud Alert Service

04.16.2024 | ARTICLE

Orange County's AMI Jumps to \$90,400 in 2024: What It Means for Affordable Housing
04.09.2024 | ARTICLE

New Florida Law Will Improve Remedies for Owners to Remove Squatters from Homes
04.02.2024 | ARTICLE

National Association of Realtors to Eliminate 6% Sales Commissions
03.15.2024 | ARTICLE

Florida Applicants in "Regulatory Limbo" after D.C. Court Invalidates Florida's Section 404 Permitting Authority
02.29.2024 | ARTICLE

Proposed Charter Changes Threaten Orange County's Economic Future
02.23.2024 | ARTICLE

Florida Legislature Proposes Changes to Live Local Act
01.18.2024 | ARTICLE

Property Owner Considerations Around Electric Vehicle Bans
12.07.2023 | LOWNDES LEASING LAWYERS BLOG

Lee County Pilots New Property Fraud Prevention Program
11.06.2023 | ARTICLE

Don't Get Rejected: Florida's Witness Address Rule Takes Effect in 2024
10.09.2023 | ARTICLE

The Real Estate Impact of FinCEN's Beneficial Ownership Reporting: Are You Prepared?
09.19.2023 | ARTICLE

Navigating Legal Pathways to Establish Your Dream Pickleball Facility
08.31.2023 | ARTICLE

Hurricane Idalia: Take a Hard Look at the Force Majeure Clauses and Your Business Risks
08.29.2023 | ARTICLE

"Grossing-Up" Operating Expenses in Commercial Leases
08.09.2023 | LOWNDES LEASING LAWYERS BLOG

How To Avoid Flopping When Flipping Fla. Real Estate
07.12.2023 | PUBLICATION

Could Your Flip Be A Flop? Addressing the Complexities of Simultaneous Closings in Florida
06.28.2023 | ARTICLE

Florida Senate Bill Tries to Counter MV Realty's 40-year Liens by Regulating "Residential Loan Alternative Agreements"
06.13.2023 | ARTICLE

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

Florida Senate Bill No. 540 Brings Changes to Comprehensive Plan Challenges and Cost Recovery for Developers
05.31.2023 | ARTICLE

HUD Announces 2023 AMI Income and Rent Limits: Orange County's AMI Rises to \$84,700
05.25.2023 | ARTICLE

The Changing Rules of Real Estate: How SB264 Affects Foreign Purchasers and Owners of Real Estate in Florida
05.25.2023 | ARTICLE

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

Florida Supreme Court Declines to Hear Orange County Rent Control Fight
04.18.2023 | ARTICLE

Live Local Act Provides Affordable Housing Incentives, Bans Rent Control
04.06.2023 | ARTICLE

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

HUD Reinstates 2013 "Discriminatory Effects" Rule
03.22.2023 | ARTICLE

What Proposed Infrastructure Funding Could Mean for Central Florida Landowners
01.31.2023 | ARTICLE

Florida Legislature to Consider Wide-Ranging Affordable Housing Bill
01.30.2023 | ARTICLE

Six Tips for Lenders Foreclosing a Shopping Center
01.09.2023 | ARTICLE

Build-to-Rent Housing Attracting Both Developers and Renters
01.04.2023 | LOWNDES LEASING LAWYERS BLOG

Orange County Commissioners Vote to Appeal Temporary Injunction Enjoining Enforcement and Implementation of Rent Control Ordinance
11.17.2022 | ARTICLE

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

CAM Expenses in Commercial Leases: Cumulative versus Non-Cumulative
2022 | LOWNDES LEASING LAWYERS BLOG

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

Basic Elements of Letters of Intent
08.11.2022 | LOWNDES LEASING LAWYERS BLOG

Co-Insured vs. Additional Insured: Which One to Choose and Why It Matters
04.14.2022 | LOWNDES LEASING LAWYERS BLOG

Local Government Financing of Energy Conservation & Efficiency Improvements to Property
12.14.2021 | ARTICLE

Governor DeSantis Signs Bill Reducing Burdens on Real Property Rights
07.01.2021 | [ARTICLE](#)

Submerged Land Leases
06.24.2021 | [LOWNDES LEASING LAWYERS BLOG](#)

COVID-19-Related Lease Modifications Raise New Issues of Liability for Unpaid Rent
03.18.2021 | [LOWNDES LEASING LAWYERS BLOG](#)

Biden Set to Extend Federal Moratorium on Evictions Through March 31
01.20.2021 | [ARTICLE](#)

Looking Ahead to the Biden Administration – What the Commercial Real Estate Community Needs to Know
01.20.2021 | [ARTICLE](#)

Foreclosure Moratorium Update
12.03.2020 | [ARTICLE](#)

Florida Fair Housing Act Amendment Removes Requirement to Register and Renew “55 and Over” Communities
10.29.2020 | [ARTICLE](#)

How Fla. Homebuilders Can Protect Pre-Closing Deposits
10.23.2020 | [ARTICLE](#)

Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part II
09.28.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part I
09.24.2020 | [LOWNDES LEASING LAWYERS BLOG](#)

Governor DeSantis Extends Eviction and Foreclosure Moratorium until September 1
07.31.2020 | [ARTICLE](#)

Governor DeSantis Extends Moratorium on Evictions and Foreclosures until August 1
07.01.2020 | [ARTICLE](#)

SBA Reopens EIDL Loan and Grant Applications for Disaster Relief
06.19.2020 | [ARTICLE](#)

New Executive Orders Expand Quarantine Requirements for Visitors & Affect Vacation Rentals
04.14.2020 | [ARTICLE](#)

A Trademark Search for My Real Estate Development? Really?!?!
03.31.2020 | [ARTICLE](#)

Orange County Shelter-In-Place Order Issued on March 24
03.25.2020 | [ARTICLE](#)

\$2 Trillion Stimulus Bill Good News for Commercial Real Estate, says NAIOP
03.25.2020 | [ARTICLE](#)

Doctrine of Impossibility: Coronavirus As a Defense for Non-Performance
03.24.2020 | [ARTICLE](#)

Governor DeSantis Activates the Florida Small Business Emergency Bridge Loan Program
03.17.2020 | ARTICLE

Age-Restricted Communities: How to Comply with Federal and State Law
03.09.2020 | ARTICLE

Coronavirus – Does Force Majeure Apply?
03.05.2020 | ARTICLE

Something New for Lenders to Think About: Divisions
02.11.2020 | ARTICLE

Lake County and Mount Dora Consider Rule Changes Impacting Airbnbs
01.03.2020 | ARTICLE

Buying Property From a Seller Who Doesn't Own it Yet
04.15.2019 | ARTICLE

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

Update: Lake County Indefinitely Postpones 500% Increase to Transportation Impact Fees
06.06.2018 | ARTICLE

Discharge of Condominium and Homeowners' Assessments in Bankruptcy
02.05.2018 | ARTICLE

Can Your Email Exchange Become a Binding Contract?
08.09.2017 | ARTICLE

For Closure In Foreclosure: Appellate Court Restores Lis Pendens Protections In Do-Ober Decision
02.07.2017 | ARTICLE

Buying a Distressed Residential Subdivision: Are You Getting In Over Your Head?
05.19.2015 | ARTICLE

Give Me Shelter: The Ethics of Out-of-State Lawyering
04.01.2015 | ARTICLE

Declarant Rights: Are Developers Leaving Money on the Table?
03.30.2015 | ARTICLE

Minimize Bear Incident Liability In Residential Areas
09.15.2014 | ARTICLE

Seller Incentives Returning To Fla. Homebuilding Market
06.03.2014 | ARTICLE

Real Estate Considerations in Divorce
01.01.2013 | ARTICLE

Collateral Granted by Subsidiaries to Secure Parent's Debts is Avoided in Bankruptcy: A Cautionary Lesson for Lenders
11.28.2012 | ARTICLE

Circumventing the Perils of Ownership: A Lender's Guide to the Receiver's Power of Sale in Florida

08.01.2010 | ARTICLE