

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

John D. Ruffier

Related Professionals

Paul R. Amos

Kevin M. Barry

William A. Beckett

Trevor H. Bird

Jacqueline Bozzuto

Dale A. Burket

Casey M. Cavanaugh

Alexander Dobrev

James L. Doyle

William T. Dymond, Jr.

Hanna Edeback

Rebecca F. Emmons

Richard J. Fildes

Andrew M. Gluck

Aaron J. Gorovitz

Allison H. Gray

Savannah G. Horton

Shane A. Horton

Gary M. Kaleita

Hal H. Kantor

James G. Kattelmann

Andrew P. Kelly

Nicole C. Leath

Adam R. Lewis

Peter L. Lopez

Joaquin E. Martinez

Daniel F. McIntosh

Matthew McMurtrey

Timothy R. Miedona

Ethan S. Moore

Shayla Johnson Mount

News

25 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2026"

02.13.2026 | AWARDS & RECOGNITION

Lowndes Named to 2026 "Best Law Firms" by *Best Lawyers*

11.06.2025 | AWARDS & RECOGNITION

Lowndes Welcomes New Associate James Doyle

11.05.2025 | PRESS RELEASE

Three Lowndes Attorneys Honored as *Florida Trend's* 2025 Legal Elite Notable Women Leaders in Law

11.05.2025 | AWARDS & RECOGNITION

Lowndes Celebrates CNL Healthcare Properties' \$1.8 Billion Strategic Merger Transaction with Sonida Senior Living

11.05.2025 | PRESS RELEASE

Lowndes Shareholders Named Among *Florida Trend's* 2025 Legal Elite Notable Real Estate/Land Use Attorneys

09.01.2025 | AWARDS & RECOGNITION

Best Lawyers Recognizes 68 Lowndes Attorneys in 2026

08.21.2025 | AWARDS & RECOGNITION

Lowndes Expands Melbourne Office with Real Estate and Land Use Attorney Brian Stephens

07.01.2025 | PRESS RELEASE

14 Lowndes Attorneys Named 2025 Florida Super Lawyers and Rising Stars

06.26.2025 | AWARDS & RECOGNITION

Lowndes Recognized in 2025 *Chambers USA* Guide

06.05.2025 | AWARDS & RECOGNITION

Lowndes Advises Kimaya Real Estate on Mixed-Use Project in Oviedo

05.20.2025 | PRESS RELEASE

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"

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

11.07.2024 | AWARDS & RECOGNITION

J. Cole Oliver

Logan J. Opsahl

Gerardo Ortega

Nicholas A. Pope

Shawn G. Rader

Jason S. Rimes

John D. Ruffier

Brian Stephens

William J. Stewart

Tara L. Tedrow

Laura M. Walda

James E. Walson

Jason G. Williams

Rebecca Wilson

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[Mixed-Use, Condominium, and Multifamily Development](#)

[Property Tax Appeals](#)

[Real Estate Development](#)

[Real Estate Finance](#)

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[Tax](#)

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
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Dan McIntosh Recognized with Winter Park Library's Evaline Lamson Meritorious Service Award
02.09.2024 | PRESS RELEASE

Lowndes Welcomes Three New Associates
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Lowndes Named to 2024 "Best Law Firms" by *Best Lawyers*
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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
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13 Lowndes Attorneys Named 2023 Florida Super Lawyers and Rising Stars
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Lowndes Advises Park Square Homes on Luxury Vacation Home Community in Orlando
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Gary Kaleita Named Top 10 Author by *JD Supra's* 2023 Readers' Choice Awards
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14 Lowndes Attorneys Named to *Orlando Family Magazine's* "Awesome Attorneys 2023"
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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

CEU: Elements of Community Association Insurance
04.02.2026 | SEMINAR

Things That Make You Go Hmmm! Crazy Florida Legislation and Lawsuits
01.30.2026 | SEMINAR

Navigating the Crossroads: Real Estate, Land Use and Legislative Policy
07.10.2025 | 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 | CONFERENCE

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

Florida Residential As-Is Contract Series | Part 2: Identifying the Property

04.01.2026 | ARTICLE

Beyond Price Per Acre – A Landowner’s Guide to Maximizing Value in a Data Center Site Sale

03.16.2026 | ARTICLE

Florida Residential As-Is Contract Series | Part 1: Identifying the Parties

03.13.2026 | ARTICLE

Assignment Is a Business Term: Negotiating Transfer Rights in the LOI

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Governor DeSantis Declared Major State of Emergency Due to Powerful Wintertime Cold Front

02.27.2026 | ARTICLE

New Email Scam Impersonates Local Planning Staff to Solicit Fraudulent Fees

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Underutilized Office + Unaffordable Missing Middle + Live Local = Opportunity

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How Holding Property in a Trust Can Help Safeguard Against Title Fraud

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Vertical Real Estate for a Horizontal World: Hacking the Data Center Campus with the Florida Condominium Act

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When Brand Control Goes Too Far (or Not Far Enough)

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Mitigating Risk Before Closing: The Legal Importance of Reviewing Title Commitments

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Key Considerations When Buying a Winning Foreclosure Bid

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Buying a Final Judgment of Foreclosure: What to Watch For

09.29.2025 | ARTICLE

Setting the PACE: How Florida Developers Are Using This Powerful Finance Tool to Build Resilient, Profitable Projects

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Warranties to Request When Purchasing Loan Documents

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Key Provisions to Include in a Loan Document Purchase Contract

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Navigating Florida's Code Enforcement Process: What Property Owners Need to Know

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Due Diligence Considerations When Acquiring Distressed Real Estate

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Buying Distressed Real Estate in Florida: 6 Strategies Every Investor Should Know

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Franchise Riders in Retail Leases: What You Need to Know as a Landlord

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Why Attorneys' Fees Belong in Indemnity Provisions in Commercial Real Estate Contracts

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Land Condominiums Revisited: A Deeper Dive into Florida's Statutory Definition of "Land" and Advanced Structuring Techniques

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State Finds Vision 2050 to Be Void Ab Initio

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Land Condominiums: A Powerful Tool for Accelerated Development and Financing Flexibility

07.23.2025 | ARTICLE

Florida Repeals Sales Tax on Commercial Leases: 5 Things to Know Now

07.21.2025 | ARTICLE

GENIUS Act Becomes Law: Implications for Commercial Real Estate

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Orange County Upholds Rural Boundary and Vision 2050 Plans Despite SB180 Concerns

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Common Area Maintenance and Operating Expenses in Commercial Leases: What Should and Should Not Be Included?

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Orange County Ordinance Suspending Certain Development Applications Expires

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Forget Condos - Build Communities of Passion: How Developers Can Tap Lifestyle-Driven Real Estate

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SB 180 Passes Despite Opposition: What It Means for Florida Development

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Florida Condo Reform Bill Signed Into Law

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Florida Condo Reform Bill Moves to Governor's Desk

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Streamlining Local Government Approvals and Curtailing Rising Impact Fees

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What Landlords and Tenants Need to Know This Hurricane Season

06.09.2025 | LOWNDES LEASING LAWYERS BLOG

Orange County BCC Adopted Vision 2050 and Orange Code on June 3, 2025

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Just Argued: Florida Supreme Court Tackles Property Law Shake-Up That Could Hit Property Owners and Developers Alike

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Florida Homestead Tax Exemption: What Is It? How Do I Get It? How Do I Keep It?

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Florida Homestead Tax Exemption: What Is It? How Do I Get It? How Do I Keep It?

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City of Leesburg Denies Proposed Residential Development Moratorium

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Coastal Construction Control Lines in Florida

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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

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Volusia County Rejects Moratorium on Development

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Recent Court Decisions Highlight Zoning Enforcement Challenges

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Volusia County to Hold Special Meeting on Potential Development Moratorium

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Oviedo Implements Major Overhaul of Land Development Code

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

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Why Homebuilders Must Carefully Structure Arbitration Clauses in Contracts

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NAR Rule Changes and Their Impact on Buyers

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

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Osceola County Approves Increase to Impact Fees

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

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

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New Florida Law Changes Electric Vehicle Charging Station Regulations

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

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

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

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Smooth Transitions: HOA Turnover Tips for Florida Developers

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

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Avoiding Common Problems Caused by Notices of Commencement

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

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

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

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

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

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National Association of Realtors to Eliminate 6% Sales Commissions

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Florida Applicants in “Regulatory Limbo” after D.C. Court Invalidates Florida’s Section 404 Permitting Authority

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Proposed Charter Changes Threaten Orange County’s Economic Future

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Florida Legislature Proposes Changes to Live Local Act

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Property Owner Considerations Around Electric Vehicle Bans

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Lee County Pilots New Property Fraud Prevention Program

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The Real Estate Impact of FinCEN’s Beneficial Ownership Reporting: Are You Prepared?

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Navigating Legal Pathways to Establish Your Dream Pickleball Facility

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

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“Grossing-Up” Operating Expenses in Commercial Leases

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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

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Florida Senate Bill Tries to Counter MV Realty’s 40-year Liens by Regulating “Residential Loan Alternative Agreements”

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Florida’s SB 154 Attempts to Provide Additional Clarity on Condo Safety Law

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

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HUD Announces 2023 AMI Income and Rent Limits: Orange County’s AMI Rises to \$84,700

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The Changing Rules of Real Estate: How SB264 Affects Foreign Purchasers and Owners of Real Estate in Florida
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Senate Bill 102, the Live Local Act, Codified in Chapter 2023-17
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Florida Supreme Court Declines to Hear Orange County Rent Control Fight
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Live Local Act Provides Affordable Housing Incentives, Bans Rent Control
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Florida Tort Reform and Negligent Security Liability: New Requirements for Multifamily Property Owners
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HUD Reinstates 2013 “Discriminatory Effects” Rule
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What Proposed Infrastructure Funding Could Mean for Central Florida Landowners
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Florida Legislature to Consider Wide-Ranging Affordable Housing Bill
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Six Tips for Lenders Foreclosing a Shopping Center
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Build-to-Rent Housing Attracting Both Developers and Renters
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Orange County Commissioners Vote to Appeal Temporary Injunction Enjoining Enforcement and Implementation of Rent Control Ordinance
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Despite Court Ruling, Orange County Voters Approve Rent Control
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CAM Expenses in Commercial Leases: Cumulative versus Non-Cumulative
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Appeals Court Rules Against Orange County’s Proposed Rent Control Ordinance
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Basic Elements of Letters of Intent
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Co-Insured vs. Additional Insured: Which One to Choose and Why It Matters
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Local Government Financing of Energy Conservation & Efficiency Improvements to Property
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Governor DeSantis Signs Bill Reducing Burdens on Real Property Rights
07.01.2021 | ARTICLE

Submerged Land Leases

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COVID-19-Related Lease Modifications Raise New Issues of Liability for Unpaid Rent

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Looking Ahead to the Biden Administration – What the Commercial Real Estate Community Needs to Know

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Biden Set to Extend Federal Moratorium on Evictions Through March 31

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Foreclosure Moratorium Update

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Florida Fair Housing Act Amendment Removes Requirement to Register and Renew “55 and Over” Communities

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How Fla. Homebuilders Can Protect Pre-Closing Deposits

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Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part II

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Lease Provisions that Should be Re-Evaluated in a Post-COVID World – Part I

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Governor DeSantis Extends Eviction and Foreclosure Moratorium until September 1

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Governor DeSantis Extends Moratorium on Evictions and Foreclosures until August 1

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SBA Reopens EIDL Loan and Grant Applications for Disaster Relief

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New Executive Orders Expand Quarantine Requirements for Visitors & Affect Vacation Rentals

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A Trademark Search for My Real Estate Development? Really?!?!?

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Orange County Shelter-In-Place Order Issued on March 24

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\$2 Trillion Stimulus Bill Good News for Commercial Real Estate, says NAIOP

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Doctrine of Impossibility: Coronavirus As a Defense for Non-Performance

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Governor DeSantis Activates the Florida Small Business Emergency Bridge Loan Program

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Age-Restricted Communities: How to Comply with Federal and State Law
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Coronavirus – Does Force Majeure Apply?
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Something New for Lenders to Think About: Divisions
02.11.2020 | ARTICLE

Lake County and Mount Dora Consider Rule Changes Impacting Airbnbs
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Buying Property From a Seller Who Doesn't Own it Yet
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Did You Give Up Buying Broken Condo Units for Lent? Maybe You Did and Don't Know It Yet...
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Update: Lake County Indefinitely Postpones 500% Increase to Transportation Impact Fees
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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
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Buying a Distressed Residential Subdivision: Are You Getting In Over Your Head?
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Give Me Shelter: The Ethics of Out-of-State Lawyering
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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