Lowndes

Senior Housing

Attorneys in our multi-disciplinary Senior Housing Group have experience representing developers, owners, buyer, sellers, investors and managers, advising on both immediate needs and long-term issues that arise with owning, operating or investing in this unique market.

Further, our experience and membership in Meritas, a global network of approximately 170 law firms, allows us to serve clients and provide local counsel across the United States and around the world.

Real Estate/Transactional

Members of the Senior Housing Group regularly handle both individual site transactions and multi-state portfolio transactions, including development projects, acquisitions and dispositions. We have handled nearly $800 million in acquisitions, joint ventures and development deals in more than a dozen states.

With a focus on effectively structuring each transaction to minimize client risk and maximize client return, we provide counsel on a wide range of matters, from advising on the most effective corporate, REIT or joint venture structures to entitlement and land use issues, from operating agreements to in-depth due diligence review to ensure there are no surprises.

Finance

If financing is needed, we have relationships with a number of lenders experienced in senior housing and can connect clients with those able to provide the most appropriate form of financing, be it traditional financing secured by real property of for-profit facilities or bond financing for not-for-profit clients.

Operational Issues

We work with owners and operators to structure leases and management agreements to ensure smooth operations throughout the years.

Labor & Employment

Senior housing often requires round-the-clock staffing, seven-days a week, which presents special challenges to employers. We can provide assistance on matters involving all phases of the employer/employee relationship from hiring, discipline and termination to wage and hour

Key Contact

John D. Ruffier

Related Professionals

John D. Ruffier

Patti Cook

Hanna Edeback

Rachel D. Gebaide

Adam R. Lewis

S. Brendan Lynch

Matthew McMurtrey

Ryan P. Scordato

James E. Walson

compliance, employee handbooks, and litigation prevention.

Litigation

We represent clients in a wide variety of litigation matters related to senior housing, including landlord/tenant issues, employment claims, tort actions and contractual disputes. We also counsel clients on strategies to minimize risks and avoid litigation in the operation of various types of senior housing facilities.

Intellectual Property

It is essential to protect your name and brand in senior housing, and our intellectual property lawyers can assist with the protection of trademarks, service marks and copyrights at the state, national and international levels.

Regulatory

We represent owners and operators on a wide range of federal and state regulatory matters including new facility licensure; change of ownership licensure issues; continuing care retirement community (CCRC) regulatory issues; Medicare certification and reimbursement; and Florida's new Statewide Medicaid Managed Care Long-Term Care Program.

News

Lowndes Celebrates CNL Healthcare Properties' $1.8 Billion Strategic Merger Transaction with Sonida Senior Living
11.05.2025 | PRESS RELEASE

Lowndes Named to 2024 "Best Law Firms" by *Best Lawyers*
11.10.2023 | AWARDS & RECOGNITION

Middle Market Presents an Opportunity in Senior Living
10.19.2021 | GRAY AREA OF THE LAW BLOG

Property-Tax Exemptions for Senior-Living Facilities: Application Deadline is March 1, 2021
01.14.2021 | GRAY AREA OF THE LAW BLOG

Publications

Property Tax Exemptions for Senior Living Facilities: Application Deadline is March 1, 2024
02.08.2024 | GRAY AREA OF THE LAW BLOG

Worried About Your ERC Refund Claim? IRS Announces Process to Withdraw Pending Claims
10.19.2023 | LOWNDES TAXING TIMES BLOG

Too Good To Last? IRS Halts Processing of ERC Claims
09.15.2023 | LOWNDES TAXING TIMES BLOG

AI May Offer Solutions to (Some) Senior Housing Issues
09.12.2023 | GRAY AREA OF THE LAW BLOG

Too Good To Be True? Be Wary of ERC Promoters
09.06.2023 | GRAY AREA OF THE LAW BLOG

Senior Living Trends Heading in a Positive Direction
07.25.2023 | GRAY AREA OF THE LAW BLOG

How Will Debt Markets Affect the Senior Housing Industry in 2023?
05.11.2023 | GRAY AREA OF THE LAW BLOG

Senior Living Occupancy Continues to be on the Upswing, but Pace of Acquisitions Slows
04.20.2023 | GRAY AREA OF THE LAW BLOG

To Self-Manage or to Not Self-Manage: That is the Question
03.27.2023 | GRAY AREA OF THE LAW BLOG

Have a Partnership? March 15th Deadline Offers a Window of Opportunity
03.03.2023 | ARTICLE

Top 2023 Trend Predictions from Senior Housing News
01.24.2023 | GRAY AREA OF THE LAW BLOG

Senior Communities Opening Up to Legalized Marijuana
11.21.2022 | GRAY AREA OF THE LAW BLOG

Toddlers to the Rescue
10.10.2022 | GRAY AREA OF THE LAW BLOG

Senior Housing Communities Struggle to Balance Budgets Among Inflationary Pressures
05.16.2022 | GRAY AREA OF THE LAW BLOG

Supply Chain and Staffing Issues Continue to Impact Senior Housing Space
05.04.2022 | GRAY AREA OF THE LAW BLOG

Bipartisan Bill Proposes Changes to Opportunity Zone Benefits
04.21.2022 | ARTICLE

Dementia Care in Assisted Living Facilities
04.11.2022 | GRAY AREA OF THE LAW BLOG

FDA Approves Second Booster Dose
04.06.2022 | GRAY AREA OF THE LAW BLOG

Using Your Salespeople to Recruit Staff
04.04.2022 | GRAY AREA OF THE LAW BLOG

New Senior Living Construction Is Up, But Proceed with Caution
03.31.2022 | GRAY AREA OF THE LAW BLOG

Providers May Be Required to Update Visitation Policies as No Patient Left Alone Act Set to Become Florida Law
03.22.2022 | GRAY AREA OF THE LAW BLOG

Award-Winning Memory Care Design Moves Away from “Institutional Feel”
03.01.2022 | GRAY AREA OF THE LAW BLOG

Senior Housing Leaders Optimistic on 2022 Outlook
02.14.2022 | GRAY AREA OF THE LAW BLOG

As Tax Filing Deadline Approaches, Avoid This Trap for the Unwary If You Have an Open 1031 Exchange
01.24.2022 | GRAY AREA OF THE LAW BLOG

Top 10 Anticipated Trends in Senior Housing for 2022
01.04.2022 | GRAY AREA OF THE LAW BLOG

Luxury Senior Living Targets Boomers
11.30.2021 | GRAY AREA OF THE LAW BLOG

Wellness Push Into Senior Living Facilities
10.06.2021 | GRAY AREA OF THE LAW BLOG

Act Before Year End to Maximize Opportunity Zone Benefits
08.23.2021 | GRAY AREA OF THE LAW BLOG

AHCA Rule Changes Go Into Effect Today for Senior Housing Operators
08.16.2021 | GRAY AREA OF THE LAW BLOG

Florida Senior Living Association Polls Members on Covid-19 Vaccination Practices
08.10.2021 | GRAY AREA OF THE LAW BLOG

Seniors Looking for Technology When Making Senior Housing Choices
08.04.2021 | GRAY AREA OF THE LAW BLOG

Bank Consolidation Poses Challenges for Senior Living Communities
07.26.2021 | GRAY AREA OF THE LAW BLOG

Senior Living Communities Not Immune from Staffing Shortages
07.15.2021 | GRAY AREA OF THE LAW BLOG

Active Hurricane Season Predicted for 2021: Prepare Your Staff and Residents Now
06.01.2021 | GRAY AREA OF THE LAW BLOG

Pandemic Leads Families to Care for Loved Ones at Home
05.17.2021 | GRAY AREA OF THE LAW BLOG

2021 Property Tax Valuations Being Determined
05.05.2021 | GRAY AREA OF THE LAW BLOG

Aging at Home Becomes a Popular Option During Pandemic
04.09.2021 | GRAY AREA OF THE LAW BLOG

Low Vaccination Rate Among Senior Housing Staff Poses Problems. Are There Any Solutions?
04.07.2021 | GRAY AREA OF THE LAW BLOG

Could Accessory Dwelling Units Be the Next Big Trend for Assisted Living Facilities?
02.16.2021 | GRAY AREA OF THE LAW BLOG

Senior Housing Occupancy Rates – The Road to Recovery
01.06.2021 | GRAY AREA OF THE LAW BLOG

Retail Struggles Become Senior Housing Opportunities
10.27.2020 | GRAY AREA OF THE LAW BLOG

Should Assisted Living Facilities Venture into In-Home Care?
10.19.2020 | GRAY AREA OF THE LAW BLOG

Special Edition: Overcoming Senior Living Occupancy Challenges
09.23.2020 | LOWNDES LEGAL TALK

CDC Guidelines for Assisted Living Facilities
09.03.2020 | ARTICLE

Balancing Care and Protection Against Quality of Life
08.20.2020 | GRAY AREA OF THE LAW BLOG

Managing Privacy Issues and COVID-19 at Independent Living Facilities and Age-Restricted Housing Communities
07.08.2020 | GRAY AREA OF THE LAW BLOG

Small-House Senior Living in the Age of the COVID-19 Pandemic
06.30.2020 | GRAY AREA OF THE LAW BLOG

Preparing for the Next Covid-Like Outbreak
06.18.2020 | GRAY AREA OF THE LAW BLOG

Industry News Briefs: The Multi-family Sector Ends With a Bang In 2019
01.15.2020 | ARTICLE

Creative Senior Living
05.08.2019 | GRAY AREA OF THE LAW BLOG

Aging Population Continues to Drive Real Estate
02.01.2018 | ARTICLE

Baby Boomers Continue to Push the Trends in Senior Living
10.30.2017 | GRAY AREA OF THE LAW BLOG

Blog

Visit the **Gray Area of the Law blog** for the latest updates and legal insights on successfully navigating today's senior housing industry.