Lowndes

James E. Walson

SHAREHOLDER

Orlando
407.418.6403
james.walson@lowndes-law.com

James Walson represents title insurance companies, commercial landlords, property owners, buyers, and lenders throughout Florida – in both transactional and litigation real estate matters. His passion for advocacy began at an early age through watching his father, Pete, serve as a City Commissioner in Stuart, Florida, and continued through high school and college as an award-winning debater.

Jamie, as he is called by clients and friends, has negotiated commercial leases for office, retail, warehouse, and medical space. He takes a pragmatic approach to lease negotiation, and his clients appreciate that he gets deals done.

Many clients turn to Jamie for his real property litigation experience as well. He litigates matters involving contracts, title insurance liability, commercial landlord/tenant matters, easements, fraud, deed warranties, boundary disputes, adverse possession, lien priority and access rights. In addition, he has conducted appeals before the Second, Fourth, Fifth, and the Sixth District Court of Appeal. As a college student, Jamie worked for a field surveying company, providing him with a unique perspective on boundary issues.

A fan of – and participant in – improvisational theater, Jamie counts on his humor in navigating difficult negotiations and litigation. He is an avid golfer, an officer on the board of the First Tee of Central Florida, and a father to three boys. When not at the office, he can often be found at his boys' soccer games and practices.

Experience

- Negotiated office, retail and industrial leases throughout the Florida market.
- Successfully litigated hundreds of commercial evictions throughout the state of Florida.
- Represented a national title insurer and obtained summary final judgment on a $7-million-dollar claim brought by a developer of a

Practices & Industries

Business Litigation

Commercial Leasing

Distressed Real Estate

Land Use & Zoning

Mixed-Use, Condominium, and Multifamily Development

Real Estate

Real Estate Development

Real Estate Finance

Real Estate Litigation

Real Estate Transactions

Senior Housing

Title Insurance

Admissions

Florida

Education

- University of Florida Levin College of Law, J.D., *cum laude*, 2004
- Boston College, B.A., *cum laude, honors program*, 2000; Philosophy

nudist colony.

- Represented a Fortune 500 company in the sale / leaseback of a national portfolio of properties.
- Represented a property owner in establishing superior title to waterfront property.
- Represented a national retailer in enforcing its co-tenancy provisions against its landlord.
- Represented a national retailer against claims that it was violating exclusive use provisions of a lease agreement.
- Represented a national title insurance company against claims of tort liability beyond the terms of the title insurance contract.
- Evicted mobile home residents following change in land use of the underlying property.

Recognitions

- Martindale-Hubbell Rating: AV
- *The Best Lawyers in America* guide, Litigation - Real Estate, 2023-2027; Real Estate Law, 2018-2027, Commercial Litigation, 2025-2027
- Florida *Super Lawyers*, 2022-2025
- Rising Star, Florida *Super Lawyers*, 2009-2018
- Florida Legal Elite Up & Comer, *Florida Trend*, 2011-2015
- Cambridge Who's Who

Community Activities

- First Tee of Central Florida, Secretary of Board of Directors and Chair of Governance Committee
- Down Syndrome Association of Central Florida, Former Officer on Board of Directors

Professional Certifications & Memberships

- American Bar Association, Title Insurance Litigation Committee, Chair, 2016-2017
- Florida Land Title Association
- Orange County Bar Association
- Law Alumni Council for the University of Florida, Former Member

News

Best Lawyers Recognizes 67 Lowndes Attorneys in 2027
08.20.2026 | AWARDS & RECOGNITION

Best Lawyers Recognizes 68 Lowndes Attorneys in 2026
08.21.2025 | AWARDS & RECOGNITION

14 Lowndes Attorneys Named 2025 Florida Super Lawyers and Rising Stars
06.26.2025 | AWARDS & RECOGNITION

Best Lawyers Recognizes 59 Lowndes Attorneys in 2025, One Named Lawyer of the Year
08.15.2024 | AWARDS & RECOGNITION

11 Lowndes Attorneys Named 2024 Florida Super Lawyers and Rising Stars
06.25.2024 | AWARDS & RECOGNITION

Best Lawyers Recognizes 49 Lowndes Attorneys in 2024, Three Named Lawyer of the Year
08.17.2023 | AWARDS & RECOGNITION

13 Lowndes Attorneys Named 2023 Florida Super Lawyers and Rising Stars
06.26.2023 | AWARDS & RECOGNITION

46 Lowndes Attorneys Recognized by *Best Lawyers* in 2023
08.18.2022 | AWARDS & RECOGNITION

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

Best Lawyers Recognizes 44 Lowndes Attorneys in 2022, Five Named Lawyer of the Year
08.19.2021 | AWARDS & RECOGNITION

Community Connections: James Walson Shares How First Tee – Central Florida Teaches Kids Valuable Skills for On and Off the Course
08.11.2021 | PRESS RELEASE

12 Lowndes Attorneys Named to *Orlando Family Magazine*'s "Awesome Attorneys 2021"
02.11.2021 | AWARDS & RECOGNITION

James Walson Comments on Commercial Evictions After Moratorium Ends
10.02.2020 | MEDIA MENTION

Florida Issues Rules Permitting Senior Living Visitation
09.02.2020 | GRAY AREA OF THE LAW BLOG

Best Lawyers Recognizes 44 Lowndes Attorneys in 2021, Two Named Lawyer of the Year
08.20.2020 | AWARDS & RECOGNITION

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

Forty-Four Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in 2019 Best Lawyers in America
08.15.2018 | AWARDS & RECOGNITION

Lowndes, Drosdick, Doster, Kantor & Reed Attorneys Rated 2018 Super Lawyers and Rising Stars
06.18.2018 | AWARDS & RECOGNITION

Shareholder James Walson Appointed to First Tee of Central Florida's Board of Directors
12.18.2017 | PRESS RELEASE

Forty-Nine Lowndes, Drosdick, Doster, Kantor & Reed Lawyers Earn Recognition in 2018 Best Lawyers in America
08.15.2017 | AWARDS & RECOGNITION

Lowndes, Drosdick, Doster, Kantor & Reed Attorneys Rated 2017 Super Lawyers and Rising Stars
06.01.2017 | AWARDS & RECOGNITION

Speaking Engagements

Navigating Legal Landmines: Contracts, Commissions, and Broker Risk
09.29.2026 | PRESENTATION

Recent Trends in Commercial Lease Drafting and Enforceability
11.10.2022 | WEBINAR

Commercial Leasing Issues in the Time of COVID-19
04.22.2022 | EVENTS

Navigating COVID-19 Landlord/Tenant Issues
09.23.2020 | WEBINAR

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

Publications

Duties of a Real Estate Broker Under Florida Law
06.18.2026 | ARTICLE

Silence is Golden in Lease Renewal Provisions
09.21.2023 | LOWNDES LEASING LAWYERS BLOG

If It Walks Like a Lease, Talks Like a Lease: Leases vs. Licenses
06.14.2022 | LOWNDES LEASING LAWYERS BLOG

Pay Attention to Prevailing Party Fee Provisions
10.18.2021 | LOWNDES LEASING LAWYERS BLOG

Federal Judge Strikes Down CDC Eviction Moratorium
05.10.2021 | LOWNDES LEASING LAWYERS BLOG

CDC Moratorium on Residential Evictions Continues but Not Without Exception
03.31.2021 | ARTICLE

Governor's Executive Order Suspends Residential Tenant Evictions
04.03.2020 | ARTICLE

Orange County Will Not Enforce Evictions During COVID-19 Emergency
03.17.2020 | LOWNDES LEASING LAWYERS BLOG

Miami-Dade County Will Not Enforce Evictions During COVID-19 Emergency
03.16.2020 | LOWNDES LEASING LAWYERS BLOG

When are Unilateral Termination Rights in a Commercial Lease Enforceable?
11.15.2018 | LOWNDES LEASING LAWYERS BLOG