Lowndes

Rebecca F. Emmons

OF COUNSEL

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Rebecca Emmons is a real estate and corporate attorney in the firm's Vero Beach office. In her real estate practice, she assists individuals, businesses, and developers with the purchase and sale of property, oversees residential and commercial closings as a title insurance underwriter, and counsels land developers on creating and implementing development restrictions. She also prepares homeowners' association and condominium association governing documents and provides ongoing legal guidance to community associations throughout the region.

Rebecca's corporate practice includes entity formation, contract drafting and review, shareholder agreements, and the acquisition and sale of businesses. She frequently serves as outside general counsel to business owners and advises tax-exempt and nonprofit organizations across the Treasure Coast on governance, compliance, and operational issues. She also shares her knowledge as a speaker and contributor at real estate industry seminars.

Deeply committed to her community, Rebecca has held leadership roles in several philanthropic organizations. She is a past Chairman of the Indian River Community Foundation and a former President of Indian River Impact 100, a women's collective philanthropy group. She has additionally served on the boards of Children's Home Society, Junior League of Indian River, and Riverside Children's Theatre. Her longstanding community involvement reflects her commitment to meaningful philanthropy and strengthening the Treasure Coast.

Recognitions

- Florida *Super Lawyers*, 2024-2026
- Notable Women Leaders in Law, *Florida Trend*'s Legal Elite, 2026
- Top 40 Under 40, *Vero Life Magazine*, 2010
- Cleveland-Marshall Moot Court Board of Governors, Chairperson of Board; 1998-1999

Practices & Industries

Business Services
Business Structuring
Charitable Planning
Commercial Leasing
Corporate
Mergers & Acquisitions
Mixed-Use, Condominium, and Multifamily Development
Nonprofit Organizations
Property Tax Appeals
Real Estate
Real Estate Development
Real Estate Finance
Real Estate Transactions
Title Insurance

Admissions

Florida
Ohio

Education

Cleveland Marshall College of Law, J.D., *cum laude*, 1999

PennWest Clarion, B.A., *cum laude*, 1996

- ABA National Appellate Advocacy Competition, Regional Round-Best Brief, Finalist Team, National Final Round-The Hinshaw & Culbertson Best Brief Award, 1998
- John Marshall Law School Information Technology & Privacy Law Moot Court Competition, First Place Team, Best Brief Award, 1998
- *Cleveland State Law Review*, Articles Editor

Community Activities

- Quail Valley Charities, Committee Member, 2022-present
- The Future Brevard Aquarium, Our Legacy Campaign, Capital Campaign Member, May 2023–present
- Indian River Community Foundation, Board of Directors, 2013–2023; Chairman, 2019–2021
- Indian River Impact 100, Board of Directors, 2009–2017; President, 2015–2016
- Children's Home Society, Treasure Coast Division, Board of Directors, 2006–2014
- IRC Healthy Start Coalition, Dancing with the Vero Stars, Winner, 2010; Chairperson, 2011
- Junior League of Indian River, Board of Directors, 2006–2008
- Riverside Children's Theatre, Board of Directors, 2004–2006
- Pro Bono Representation of Haitian Detainees before Immigration Court and appellate courts, 2001–2002
- Frequently participates as a lecturer and contributor in seminars on real estate topics
- Panel Speaker at The Fund 51st Annual Fund Assembly on the topic of Residential Real Estate Closing Disputes

Professional Certifications & Memberships

- The Florida Bar
  - Clients' Security Fund Committee, 2025–present
  - 19th Judicial Circuit Grievance Committee, 2019–2022
- American Bar Association
- Ohio State Bar Association
- Indian River County Bar Association, Past President, 2012–2013
- Indian River Real Property Council, Board of Directors, 2007–present

Title Insurance Agent Appointments

- Old Republic National Title Insurance Company, Agent
- WFG National Title Insurance Company, Agent
- FNF (Fidelity and Commonwealth), Agent

News

Three Lowndes Attorneys Honored as *Florida Trend*'s 2026 Legal Elite Notable Women Leaders in Law
10.30.2026 | AWARDS & RECOGNITION

20 Lowndes Attorneys Named 2026 Florida Super Lawyers and Rising Stars
06.26.2026 | AWARDS & RECOGNITION

Publications

How Holding Property in a Trust Can Help Safeguard Against Title Fraud
12.10.2025 | ARTICLE

Mitigating Risk Before Closing: The Legal Importance of Reviewing Title Commitments
10.28.2025 | ARTICLE

Estate Sales and Judgment Liens: What Heirs Need to Know
07.29.2025 | ARTICLE

Florida Homestead Tax Exemption: What Is It? How Do I Get It? How Do I Keep It?
05.05.2025 | ARTICLE

Florida Homestead Tax Exemption: What Is It? How Do I Get It? How Do I Keep It?
05.05.2025 | ARTICLE