MILLER STARR REGALIA

Practice Areas

Knowledge and Understanding

For over sixty years, we have been dedicated to understanding our clients' businesses and using this insight to meet their unique and ever-changing legal challenges.

Today, we are one of the preeminent real estate law firms in the state. We have the breadth of experience and depth of understanding to provide thoughtful solutions to our clients' most complex real estate and business issues.

Litigation Practice Areas

Miller Starr Regalia has a commercial litigation practice. We strive to assist our clients in achieving successful results by resolving disputes practically and efficiently. We understand that our clients want to dispose of disputes quickly and successfully so that they can focus on building their business. When resolution is not possible, we possess the skill, ability, and credibility to obtain positive results at trial.

We have tried cases throughout California and appeared before judges and juries, in state court, federal court, and administrative venues. In addition to a regular practice in intermediate appellate courts, we often handle appeals to courts of last resort including the California Supreme Court, Nevada Supreme Court, and United States Supreme Court. The twelve-volume treatise that we author, *Miller & Starr, California Real Estate 4th*, is routinely relied on and referenced by judges and attorneys and has been cited well over a thousand times in reported appellate decisions, including California Supreme Court and federal court decisions.

We are a mid-sized firm that takes advantage of practice efficiencies to provide our clients with excellent results in a cost-effective manner. We have the bench strength to take a case to trial when necessary but are small and nimble enough to tailor our litigation services to a client's need. This is why our client list contains many of the most innovative and successful companies in California and the nation, as well as public agencies and individuals. Our litigation practice is rooted in California, and our attorneys bring significant trial experience and credibility to bear on every matter they handle. This unique combination of tools and strengths makes our litigation team among the best in California.

- Land Disputes, Easements & Lien Priority Claims
- Arbitration & Alternative Dispute Resolution
- Commercial Lease Disputes
- Commercial & Business Litigation
- Land Use & CEQA
- Title Insurance
- Administrative Law & Hearings
- Appellate Advocacy
- Construction Claims & Litigation

- Eminent Domain & Inverse Condemnation

Transactional Practice Areas

Miller Starr Regalia's Transactional Department has been a cornerstone of the firm's reputation as one of California's premier real estate law firms for over fifty years. As the financial and regulatory environment of real estate ownership, development, operations, and marketing has evolved, becoming increasingly complex, our real estate practice has similarly become increasingly sophisticated and specialized.

The firm's Transactional Department works diligently to satisfy the needs of our diverse clients. It frequently works in tandem with the Firm's Land Use and Litigation Departments to provide an integrated, full-service approach to sophisticated real estate transactions. Coupled with the firm's direct involvement as the authors and editors of the seminal *Miller & Starr*, *California Real Estate 4th* treatise, the firm's practical knowledge base and intellectual grasp of a broad range of real property issues enables creative, effective legal representation on a cost-effective basis.

Our clients are involved in every aspect of the real estate industry and include many of the world's largest technology companies, developers, owners and tenants of commercial, office, retail, mixed-use, hospitality, warehouse, data center, industrial, and residential projects of all sizes, national and regional retailers and restaurant chains, banks and other financial institutions, real estate management companies,and entrepreneurs. While we are based in California, our transactional clients look to us for structuring and negotiating complex transactions and performing due diligence investigations throughout the United States and abroad.

- Commercial & Residential Development
- Leasing
- Environmental
- Acquisitions & Dispositions
- Common Interest Development
- General Corporate Transactions, Entity Formations & Joint Ventures
- Real Estate Finance

Land Use Practice Areas

Our Land Use Department successfully guides clients through California's complicated development permitting and California Environmental Quality Act (CEQA) compliance process at every level of government, facilitating and expediting project entitlements and related environmental review. In addition, Miller Starr Regalia works with clients in connection with land use due diligence, entitlement strategy, project coordination and negotiation, and all aspects of project implementation.

Our attorneys also provide regular and comprehensive updates through our CEQA Developments blog.

- Land Use - Transactional
- Land Use - Entitlement
- Land Use - Litigation

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