MILLER STARR REGALIA



Star Lightner

Senior Counsel

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Star serves as senior counsel and has widely contributed to Miller Starr Regalia publications. She serves as the senior editor of the treatise, *Miller & Starr, California Real Estate 4th* and produces the bimonthly periodical *Miller & Starr, California Real Estate Newsalert*.

Star Lightner is senior counsel in the Walnut Creek office of Miller Starr Regalia, and senior editor of the treatise *Miller & Starr, California Real Estate 4th* and associated publications. She is currently the update author for five chapters of the Treatise and writes the majority of summaries for the bimonthly periodical *Miller & Starr, California Real Estate Newsalert*, in addition to overseeing the Treatise and Newsalert publication process.

Star previously practiced at Farella Braun + Martel LLP as well as Paul Hastings Janofsky & Walker in San Francisco where she handled administrative enforcement actions before the California Environmental Protection Agency and Department of Toxic Substances Control, as well as compliance counseling and litigation involving CERCLA, CEQA, Resource Conservation and Recovery Act (RCRA) and the Safe Drinking Water and Toxic Enforcement Act (Proposition 65).

Practice Areas

- The Book

Education

J.D., University of California, Berkeley School of Law (1997)

- Editor in Chief, *Ecology Law Quarterly* – Berkeley, CA

B.A., California State University, Sonoma (1990)

Associations

Contra Costa Association of Realtors

Contra Costa County Bar Association, Real Estate Section

State Bar of California, Real Estate Section

Publications

THE BOOK: *Miller & Starr, California Real Estate*

Ch. 11, “Holding Title,” *Miller & Starr, California Real Estate 4th* (update author)

Ch. 19, “Landowners’ Liability,” *Miller & Starr, California Real Estate 4th* (rewritten in 2015)

Ch. 32, “Mechanics Liens,” *Miller & Starr, California Real Estate 4th* (update author)

Ch. 33, “Defective Construction,” *Miller & Starr, California Real Estate 4th* (update author)

Ch. 38, “Discrimination,” *Miller & Starr, California Real Estate 4th* (rewritten in 2015)

Articles

"Top Ten Real Property Cases Of 2023," *California Real Property Journal*, Vol. 42, No.1, 2024

"Top Ten Real Property Cases of 2022," *California Real Property Journal*, Vol. 41, No.1, 2023

"Top Ten Real Property Cases of 2021," *California Real Property Journal*, Vol. 40, No.1, 2022

“Examining the Waiver of Recreational Immunity by Express Invitation After the California Supreme Court’s Decision in Hoffmann v. Young, *Miller & Starr, Real Estate Newsalert*, Vol. 33, No. 2, November 2022 (co-author)

“Co-tenancy Provisions in Retail Leases: Liquidated Damages or Alternative Performance?” *Miller & Starr, Real Estate Newsalert*, Vol. 33, No. 1, September 2022 (co-author)

"Top Ten Real Property Cases of 2020," *California Real Property Journal*, Vol. 39, No.1, 2021

"Top Ten Real Property Cases of 2019," *California Real Property Journal*, Vol. 38, No.1, 2020

"The Top Ten Real Property Cases of 2018," *California Real Property Journal*, Vol. 37, No.1, 2019

“Warning: Non-Compliance With California’s New Proposition 65 Safe Harbor Rules May Expose You to Liability. For More Information, Read This Article,” Miller & Starr, Real Estate Newsalert, Vol. 29, No. 4, March 2019 (co-author)

“The Top Ten Real Property Cases of 2017,” *California Real Property Journal*, Vol. 36, No. 1. 2018 (co-author)

"The Top Ten Real Property Cases of 2016," *California Real Property Journal*, Vol. 35, No. 1, 2017 (co-author)

"Fall CEQA Roundup: Significant Developments and a Preview of Coming Attractions," *Miller & Starr, Real Estate Newsalert*, Vol. 26, No. 2, November 2015 (co-author)

“Proposition 65 Plaintiffs Attacking Meat Industry Being Met With Preemption Argument,” *Farella Braun + Martel Alert*, May 3, 2005 (co-author)

“Diminishing Returns? Comparing Past and Present Proposition 65 Cases,” *Farella Braun + Martel Alert*, May 1, 2004

“Federal Preemption of California’s Proposition 65,” *Farella Braun + Martel Alert*, 2003 (co-author)

Speeches & Presentations

“Diminishing Returns? Comparing Past and Present Proposition 65 Cases,” Prop 65 News Conference, San Francisco, California, March 29, 2004

“Federal Preemption of California’s Proposition 65,” Prop 65 News Conference, Sacramento, California, June 2, 2003

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