MILLER STARR REGALIA



Scott Shepard

Shareholder

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Scott is a shareholder at Miller Starr Regalia, and his litigation practice involves construction law, title insurance, easements, landlord/tenant, real estate buyer/seller disputes and creditor’s rights in bankruptcy for landlords. He has tried several cases to verdict and has also successfully represented clients in numerous arbitrations and mediations.

Scott Shepard is a litigation shareholder in Miller Starr Regalia’s Walnut Creek office. With substantial experience representing clients in business and real estate litigation matters. Scott excels at matters involving construction law, construction defects, real estate buyer/seller disputes, foreclosure and real property security, receiverships, title insurance and escrow, and commercial and residential unlawful detainer actions. He also has a focus in easement and boundary disputes, including prescriptive easements, nuisance and trespass actions, hunting rights and obligations, and real estate sales disclosure duties. Scott represents landlord creditors in bankruptcy matters, including seeking relief from stay and filing proofs of claim.

His clients include shopping center owners, wood products manufacturers, financial institutions, contractors, corporations, building owners, property owners, academic institutions, and bankruptcy landord creditors.

During his over 35 years with the firm, Scott has tried cases, both jury and non-jury, to verdict. Scott has also successfully handled several arbitrations and numerous mediations for a wide range of clients.

Practice Areas

- Commercial & Business Litigation
- Commercial Lease Disputes
- Construction Claims & Litigation

- Land Disputes, Easements & Lien Priority Claims
- Title Insurance

Education

J.D., University of California, Berkeley, School of Law (1990)

- *Ecology Law Quarterly*

B.A., *magna cum laude*, University of California, Davis (1986)

- Phi Kappa Phi Honor Society

Associations

Big Brothers Big Sisters

- Of the East Bay – Former Board Member
- Of the San Francisco Bay Area – Former Founder's Council

Building Industry Association – Former Member

Building Owners and Managers Association, Oakland/East Bay Chapter – Former Member

California Building Industry Association – Former Member, Legal Action Committee

Miramonte High School (Orinda) Boosters Club – Former Board of Directors

Orinda Baseball Association – Former Board Member and League Commissioner

Awards & Recognition

Martindale-Hubbell – AV Preeminent Rating (2005–2026)

Publications

"Courts Do Not Have the Power to Terminate an Express Road and Utilities Easement Based on a Finding They May Not Be Necessary," Miller Starr Regalia Article, January 30, 2013

"California Homeowner Bill of Rights," Miller Starr Regalia Article, October 3, 2012

"What Is In A Name? It may not matter as much as you think if you are an individually licensed contractor," The State Bar of California Real Property Law Section Article, September 15, 2011

Chapter 13, "Homesteads and the Automatic Residential Exemption," *Miller & Starr, California Real Estate 3d (*co-authored with Karl Geier)

Chapter 18, "Escheat," *Miller & Starr, California Real Estate 3d* (author)

Chapter 12, "Estates, Restraints; Perpetuities," *Miller & Starr, California Real Estate 3d* (supplement)

Court Admissions

U.S. Court of Appeals, Ninth Circuit

U.S. Bankruptcy Court, Northern, Eastern, and Central Districts of California

U.S. District Court, Northern, Eastern, and Central Districts of California

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