MILLER STARR REGALIA

NOVEMBER 18, 2024

Steven M. Silva Joins Miller Starr Regalia's Litigation Department as Shareholder

Related Lawyers: **Ella Gower**, **Brian Shaffer**

Miller Starr Regalia today announced the addition of Steven M. Silva, who joins the firm's litigation department as a shareholder. A seasoned litigator with more than 14 years of experience advising clients in California and Nevada, and is located in Reno, Nevada.

"Steven is a talented litigator and staunch advocate for his clients, providing keen, agile insights to protect their real estate interests and help them accomplish their business goals," said Brian Shaffer, chair of MSR's Litigation Department. "We're happy to have him on board, and look forward to the growth of our new Reno office."

Silva has built a vibrant practice advising clients in civil litigation matters including eminent domain and real estate litigation, with a heavy emphasis on appellate litigation, trial practice and governmental work. His clients include government entities, such as municipalities, state agencies, regulated entities, utilities and businesses. He is an active thought leader, having written and spoken about a range of legal issues impacting practitioners, including natural resources, eminent domain and real estate issues. He has been heavily involved in developing practice manuals ranging from civil, to appellate, to real property–including the Nevada Civil Practice Manual, the Nevada Appellate Practice Manual, and the Nevada Real Property Practice Manual.

"It is an absolute honor to join a firm that has played such an important role in developing California real estate law over the years and work alongside the lawyers who achieved those landmark decisions," said Silva. "I am very glad for the opportunity to expand and uphold Miller Starr Regalia's legacy. I am excited to contribute to MSR's treatise–an invaluable resource on real property law that I have used many times in practice."

Prior to private practice, Silva served as a staff attorney for the Supreme Court of the State of Nevada, and as a judicial law clerk for the Honorable Patrick Flanagan, Second Judicial District Court for the State of Nevada in Reno.

He earned his J.D. from California Western School of Law, cum laude, where he was the associate editor and writer for California Western Law Review and California Western International Law Review. While at law school, he served as a judicial extern for the Honorable John A. Houston, United States District Court, Southern District of California in San Diego. He earned his B.A. from the University of Massachusetts Boston, magna cum laude. He is admitted to practice in California, Nevada, the U.S. District Court of Nevada and the U.S. Supreme Court.

"As we celebrate our 60th anniversary this year, and reflect on our rich history representing leading enterprises in California real estate law, we are excited to be establishing roots outside our home state," said Ella Gower, MSR's managing shareholder. "We look forward to working closely with Steven as he establishes the office, and look forward to its growth."

The opening of the Reno office marks MSR's first expansion outside of California, providing its attorneys additional opportunities to service national clients and recruit top legal talent in the Western United States.

MSR's Litigation Department represents Fortune 500 companies, governmental agencies, developers, homebuilders, financial institutions, title insurers, property owners and managers, retailers, media companies, manufacturers, REITs and smaller companies in a variety of matters related to business, real property, commercial, environmental, construction and insurance-related disputes.

Miller Starr Regalia

Miller Starr Regalia has had a well-established reputation as a leading real estate law firm for more than sixty-years. For nearly all that time, our firm has written Miller & Starr, California Real Estate 4th, a 12-volume treatise on California real estate law. We call it “the Book.” The Book is the most-widely used and judicially-recognized real estate treatise in California and is cited by practicing attorneys and courts throughout the state. Our firm has experience in all real property matters, including full-service litigation and dispute resolution services, transactions, acquisitions, dispositions, leasing, common interest development, construction, management, title insurance, environmental law, and land use. For more information, visit www.msrlegal.com.

© 2026 Miller Starr Regalia. All Rights Reserved. Attorney Advertising.