



**MILLER STARR
REGALIA**

Ella Gower

Managing Shareholder



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PRACTICE AREAS

Common Interest Development

Ella is the managing shareholder at Miller Starr Regalia and is Chair of the Common Interest Development Practice Group. She advises residential, commercial, and mixed-use development clients on land sharing issues and assists clients with real estate transactions.

Ella Gower is the managing shareholder at Miller Starr Regalia. As Chair of the Common Interest Development Practice Group, Ella prepares governing documents and related easement and land sharing agreements for residential, commercial and mixed-use developments. The developments include high-rise mixed-use condominium projects, mixed-use planned developments, master planned communities, senior housing projects and cohousing communities.

She advises clients regarding issues related to the Subdivision Map Act, Subdivided Lands Act, Commercial and Industrial Common Interest Development Act, Davis-Stirling Act and the Right to Repair Law (SB 800). She regularly assists clients with obtaining local and state project approvals.

EDUCATION

J.D., University of California, Davis, School of Law (2006)

B.A., University of California, Davis, Political Science - Public Service and History (2002)

ASSOCIATIONS

AIDS Legal Referral Panel – Pro Bono Panel Attorney

Alliance of Chief Executives

American Land Title Association (ALTA)

Building Industry Association (BIA), Bay Area

- Vice Chair – Associates
- Executive Board
- Past President, Department of Real Estate Committee

California Building Industry Association (CBIA)

- Chair, Bureau of Real Estate Committee
- Past Vice-Chair, Bureau of Real Estate Committee



MILLER STARR REGALIA

- Legal Affairs Committee

California Land Title Association (CLTA)

Contra Costa County Bar Association (CCCBA)

East Bay Leadership Council (EBLC) – Board of Directors

Kennedy-King Memorial Scholarship Fund – Board of Directors

Pro Bono Attorney for Unaccompanied Minors

PUBLICATIONS

Chapter 28 (previously Chapter 25B), "Common Interest Developments," *Miller & Starr, California Real Estate 4th* (co-author)

"Separate But Not Equal: The New Commercial Industrial Common Interest Development Statute," *Miller & Starr, California Newsalert*, reprinted in part from Volume 24, Number 4, March 2014

"Massachusetts S.C. Addresses 'In for One, In for all' Rule," American Land Title Association *The Docket*, June 2013

"What's In A Name: In California, Borrowers May Be Liable For Purely Innocent 'Bad Faith' Waste," Miller Starr Regalia's The Title & Escrow File blog, January 10, 2013 (co-author)

"California Court of Appeal Rules Developer Liable for 'Bad-Faith' Waste," American Land Title Association *The Docket*, November 2012

"Marketability of Title: In Reaffirming Hocking, the Court of Appeal in Dollinger Draws a Clear Distinction Between Market Value and Marketable Title," Miller Starr Regalia's The Title & Escrow File blog, October 11, 2012 (co-author)

"Top Lawsuits Impacting the Title Industry," American Land Title Association *TitleNews*, July 2012 (co-author)

"California Suit Addresses Lien Priority," American Land Title Association *The Docket*, December 2011 (co-author)

"Top Lawsuits Impacting the Title Industry," American Land Title Association *TitleNews*, May 2011 (co-author)

"Agents Must Comply With Closing Instructions After Close of Escrow," American Land Title Association *The Docket*, September 2010 (co-author)

"Top Lawsuits Impacting the Title Industry," American Land Title Association *TitleNews*, May 2010 (co-author)

"Nationwide Life Insurance Company v. Commonwealth Land Title Insurance Company: What steps must an insurer take to make certain restrictions 'expressly excepted' from coverage when an ALTA 9 Endorsement is issued?" *California Land Title Association eNews*, December 2009 (co-author)

SPEECHES & PRESENTATIONS

"Lean In Circle," BIA Bay Area Professional Women in Building (PWB), August 7, 2018 (Moderator)



**MILLER STARR
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"Ten Ways to Lose Your Shirt Through Fraud," California Land Title Association Annual Convention, April 2013

"They Said I Could, Trust Me," American Land Title Association Annual Convention, October 2012

"Mock Trial," California State Bar Real Property Retreat, May 2011