

## Real Estate, Land Use & Environmental

Foster Garvey's Real Estate, Land Use & Environmental team is one of the most well-respected teams in the Pacific Northwest. Our collective experience covers the full spectrum of real estate law including commercial and real estate finance, construction, environment and natural resources, land use and zoning, water quality, water rights and real estate litigation.

We have experience with all types of projects including commercial buildings, mixed-use projects, shopping centers, hospitals and medical centers, hotels and resorts, single and multi-family projects, convention centers and more. Our land use and environmental attorneys have years of experience addressing the unique issues associated with small to large projects.

Our clients include large and small local and national real estate developers, property owners, lenders, real estate investment advisors, fund sponsors, REITs, property managers, real estate agents and others involved in the real estate industry.

### Blog Posts

Uncle Sam Is Watching: New Risks in Making Real Estate Deals With Foreigners  
*Cross Border Business Law Blog*, 2.26.20

**Short-Term Rental Update:** Vacasa reaches unicorn status with its latest funding round; Airbnb bans 'party houses'  
*Northwest Real Estate Forum*, 12.6.19

**Short-Term Rental Update:** WeWork nixes Seattle WeLive location; Booking.com shakes up short-term rentals with new star rating system; 9th Circuit affirms Santa Monica's short-term rental regulations  
*Northwest Real Estate Forum*, 10.28.19

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**Short-Term Rental Update:** Vacasa as the first STR platform to directly connect to Google Hotels; Marriott selects BookingPal as its STR technology partner

*Northwest Real Estate Forum* , 10.3.19

**Short-Term Rental Update:** Seattle once again delays registration deadline for short-term rental operators; Airbnb stays eclipse top seven hotel chains combined

*Northwest Real Estate Forum* , 8.13.19

**Short-Term Rental Update:** Sonder now worth \$1 billion after its latest funding round; commercial tax rate could quadruple short-term rental tax bills

*Northwest Real Estate Forum*

**Short-Term Rental Update:** Airbnb goes luxe; The Plum Guide aims to become the Michelin Guide for the short-term rental world; short-term rental opportunities expand in Seattle with the approval of accessory dwelling units by the City

*Northwest Real Estate Forum* , 7.16.19

**Short-Term Rental Update:** Disney works its magic for short-term rentals; Airbnb educates Seattle's short-term rental community

*Northwest Real Estate Forum* , 6.24.19

**Short-Term Rental Update:** Airbnb poised for a reprieve in the EU; Guesty offers innovative and more streamlined tools for property management side of short-term rentals

*Northwest Real Estate Forum* , 5.17.19

**Short-Term Rental Update:** Short-term rental operator Lyric raises \$160m; Fannie Mae-backed mortgages allowed for short-term rentals; City of Seattle enforcement delayed

*Northwest Real Estate Forum* , 5.2.19

**Short-Term Rental Update:** Airbnb argues about City of Boston's short-term rental ordinance; AirDNA expands footprint of rental data; Google's hotel search adds short-term rentals

*Northwest Real Estate Forum* , 4.18.19

**Short-Term Rental Update:** HomeAway and Airbnb lose the battle against Santa Monica; Blueground gains traction

*Northwest Real Estate Forum* , 3.22.19

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#### Areas Of Focus

Commercial & Real Estate  
Finance

Construction

Environmental & Natural  
Resources

Land Use & Development  
Permitting

Real Estate

Real Estate Funds &  
Syndications

Water Quality

Water Rights

#### Related Services

Creditors' Rights &  
Bankruptcy

Emerging Companies

Eminent Domain & Inverse  
Condemnation

Environmental Litigation

Hospitality, Travel & Tourism

Investment Management

Public Finance & Municipal  
Government

Senior & Affordable  
Housing

Tax

Transportation & Logistics

**Short-Term Rental Update:** Short-term rentals continue to gain market share; partnering early in the multifamily development process; New York City continues to battle Airbnb  
*Northwest Real Estate Forum* , 3.7.19

Puget Sound's Increase in Development, Investment & Supply Panel Discussions at Bisnow's 2019 Pacific Northwest Hotel Summit  
*Duff on Hospitality Law*, 3.6.19

**Short-Term Rental Update:** Startup Recharge's ultra-short-term rental stays; the City of Victoria in British Columbia ramping up enforcement efforts against illegal short-term rentals  
*Northwest Real Estate Forum* , 2.11.19

**Opportunity Zone Funds – Part II:** Due Diligence Required  
*Larry's Tax Law*, 2.5.19

**Short-Term Rental Update:** Airbnb, Inc. v. NYC on data collection and the Fourth Amendment; Airbnb's undisclosed security camera causes privacy snafu  
*Northwest Real Estate Forum* , 1.22.19

**Short-Term Rental Update:** First statewide short-term rental regulations signed into law in Massachusetts; Startups receive influx of funding signifying future collaborations in the industry  
*Northwest Real Estate Forum* , 1.3.19

**Short-Term Rental Update:** L.A. approves regulations for short-term rentals; Las Vegas Council new rule called 'A Ban In Disguise' on Airbnb; Canada's first cannabis hotel plans to launch in 2019  
*Northwest Real Estate Forum* , 12.20.18

**Short-Term Rental Update:** Airbnb's new 'Backyard' initiative; Miami-Dade County files lawsuits against HomeAway and FlipKey; the City of Portland to finalize data-sharing agreement with Airbnb  
*Northwest Real Estate Forum* , 12.6.18

Resources for Doing Business in the U.S. - Installment #11 - Environmental Protection  
*Cross Border Business Law Blog*, 4.5.18

New Seattle Building Tune-Ups Program May Trigger CAM Charge Increases in Commercial Properties  
*Northwest Real Estate Forum* , 2.15.18

Retail Tenants: Don't Discount Those Continuous Operation Lease Clauses  
*Northwest Real Estate Forum* , 2.8.18

Resource for Doing Business in the U.S. – Installment #9 – Real Estate  
*Cross Border Business Law Blog*, 12.28.17

Clarity Is Key in Condemnation Judgments - *Courter v. City of Portland*, 286 Or App 39 (2017)  
*Northwest Real Estate Forum* , 10.12.17

Cannabis Operator Potentially Faced With Lease Going up in Smoke  
*Northwest Real Estate Forum* , 10.5.17

Is a Cannabis Lease Void as an Illegal Contract?  
*Cannabis Business Blog*, 10.4.17

*The Estate of George H. Bartell et. al. v. Commissioner* – IRS Issues an Action on Decision –  
Was It Too Good to Be True? The IRS Thinks So!  
*Larry's Tax Law*, 8.29.17

Form Over Substance Sometimes Prevails in Tax Law – Estate of George H. Bartell et. al. v.  
Commissioner  
*Larry's Tax Law*, 3.8.17

Right 2 Dream Too: LUBA Says “Keep on Dreaming...”  
*Northwest Real Estate Forum* , 10.7.16

Just Because It's on the Plat Doesn't Mean It's an Implied Easement  
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Borrowers Can Run but They Can't Hide – Deficiency Judgments After Washington  
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*Northwest Real Estate Forum* , 7.8.16

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*Northwest Real Estate Forum* , 5.27.16

The Roots of Dispute in Washington  
*Northwest Real Estate Forum* , 5.20.16

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*Northwest Real Estate Forum* , 4.8.16

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*Northwest Real Estate Forum* , 2.26.16

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*Northwest Real Estate Forum* , 1.15.16

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*Northwest Real Estate Forum* , 11.20.15

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*Northwest Real Estate Forum* , 9.21.15

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*Northwest Real Estate Forum* , 7.1.15

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*Northwest Real Estate Forum* , 5.15.15

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*Northwest Real Estate Forum* , 3.6.15

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*Northwest Real Estate Forum* , 1.30.15

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*Northwest Real Estate Forum* , 8.23.13

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*Northwest Real Estate Forum* , 12.14.12

Notes from 2012 ICSC Shopping Center Law Conference: Hurricane Sandy and Damage and Destruction Clauses in Retail Leases  
*Northwest Real Estate Forum* , 11.13.12

Yet Another "Inherent Power of the Court" or How to Clean Up the Mess Left by the Guy Who Lost His Ranch  
*Northwest Real Estate Forum* , 10.27.12

Oregon Court of Appeals Affirms Judgment Against Title Company for Changing Legal Description  
*Northwest Real Estate Forum* , 7.24.12

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*Northwest Real Estate Forum* , 6.26.12

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*Northwest Real Estate Forum* , 5.11.12

The State's Bundle of Sticks Stays in the State's Pile According to the Washington Supreme Court

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*Northwest Real Estate Forum* , 12.8.11

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*Northwest Real Estate Forum* , 11.10.11

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Re-developing "Big Boxes:" Due Diligence is Key

*Northwest Real Estate Forum* , 7.13.11

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*Northwest Real Estate Forum* , 6.16.11

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*Northwest Real Estate Forum* , 2.22.11

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*Northwest Real Estate Forum* , 12.29.10