Knox McLaughlin Gornall & Sennett, P.C.
Erie • Pittsburgh • Jamestown, NY
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Real Estate Development & Construction

Attorneys at Knox McLaughlin Gornall & Sennett, P.C. represent developers, buyers, construction managers, contractors, engineers, and financial institutions in all facets of the residential and commercial development process in both the private and public sectors.

Our attorneys are licensed agents for nationally recognized title insurance companies, and we are well equipped to handle all title issues that may arise in the course of our representation. We frequently counsel businesses planning to construct or expand their own facilities and assist them throughout the development process. From real estate acquisitions to land use approval, from financing to claims resolution, and from lease agreements to labor issues, our attorneys possess experience in handling matters unique to the real estate development and construction industry in the following areas:

Real Estate

- Drafting and negotiating purchase agreements
- Land use and zoning
- Project development
- Residential closings
- Leasing
- Title insurance and other title issues
- Public and private financing
- Development and leasing of shopping centers
- Condominiums
- Eminent domain/condemnation matters
- Construction contracts

Environmental Law

- Environmental due diligence
- Development of brownfields and environmentally sensitive areas
- Buyer-seller agreements
- Act 2 liability protection
- Stormwater permitting

- Wetland issues

Business & Tax

- Corporate organization/reorganization
- Tax planning
- Succession planning
- Like-kind exchanges

Labor & Employment

- EEOC and PHRC discrimination claims
- Unemployment compensation
- OSHA matters
- Employment-related documents and agreements
- Union avoidance
- Supervisor training and employee handbooks

Workers' Compensation

- Defense of work injury claims
- Counsel on prevention and loss control

Litigation

- Regulatory disputes
- Contractor disputes
- Liability claims
- OSHA litigation
- Insurance disputes
- Alternative dispute resolution

Representative Experience

- Counsel to developers in numerous commercial condominium projects
- Navigated clients through complex quiet title actions to cure title defects to real property, allowing clients to acquire clear title
- Negotiated several complex commercial leasing arrangements for major developer during Chapter 11 reorganization
- Represented national grocery store developer in acquisition of new facilities in an urban environment with historical environmental issues

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