

Real Estate Law and Litigation Attorneys



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Best Lawyers in America[®], 2024-2026.

2025 NYS Trailblazers in Building & Real Estate

Recognized Best Law Firm for Real Estate Law in New York

New York real estate law covers litigation, acquisitions, commercial financing, leasing, and development for property owners, developers, investors, and lenders across Long Island, NYC, and New York State. Abrams Fensterman is a New York law firm that handles real estate matters from routine residential closings to high-stakes commercial disputes. Brooklyn Partner **Mark Caruso** leads its practice across construction litigation, boundary and title disputes, foreclosure defense for residential and commercial properties, and landlord-tenant conflicts. The firm is recognized nationwide in [Best Law Firms in America[®]](#) for Real Estate Law.

Who We Represent

Abrams Fensterman serves clients across every sector of real estate ownership, development, and dispute resolution, including:

- Commercial property owners, developers, and investors
- Lenders, borrowers, and equity partners in complex financings
- Landlords and property managers in leasing and regulatory matters
- Businesses requiring a civil litigation lawyer, dispute resolution attorney, or commercial contract attorney for property-related matters

Real Estate Litigation and Transactions: Which Do You Need?

A [real estate property dispute lawyer](#) handles property disputes, construction defect claims, lease conflicts, and foreclosure defense through negotiation, arbitration, or trial. A transactional attorney structures acquisitions, financings, joint ventures, and commercial agreements before disputes arise. Abrams Fensterman provides both capabilities under one roof, serving clients across New York State.

Real Estate and Construction Litigation

Abrams Fensterman's litigation attorneys and trial lawyers represent clients as both plaintiff litigation attorneys and lawsuit defense attorneys in New York state and federal courts. As a recognized [litigation law firm](#) for real estate matters, the firm handles partition actions, boundary and easement disputes, construction defect claims, foreclosure proceedings, landlord and tenant conflicts, mechanic's lien enforcement, and fraudulent deed challenges.

Commercial Real Estate Development and Finance

Our transactional attorneys represent borrowers, lenders, developers, and investors in acquisitions, construction loans, bridge and mezzanine financing, preferred equity structures, and distressed asset transactions. The team functions as a business transaction lawyer platform, with corporate transactions attorneys coordinating across real estate, litigation, land use, and tax disciplines to ensure every deal closes efficiently and protects long-term business objectives.

Acquisitions and Sales

Abrams Fensterman's [Real Estate Acquisitions](#) and Sales team delivers strategic, business-driven legal counsel for buyers, sellers, and investors across residential and commercial real estate transactions. Our attorneys handle due diligence, contract negotiation, closing processes, and regulatory compliance with precision to minimize risk and ensure smooth transactions. Please visit our Acquisitions page for detailed information.

Real Estate Financing

Abrams Fensterman represents borrowers, lenders, developers, and investors in securing loans, negotiating terms, and defending foreclosures for developers and investors. We structure [financing arrangements](#) that align with project goals while mitigating legal and financial exposure. Our team has experience with complex lending scenarios, including construction loans, refinancing, and distressed asset strategies.

Leasing & Landlord Representation

Our firm represents landlords in [leasing, lease drafting and negotiation](#), evictions, and rent regulation matters under New York law. We guide clients through regulatory requirements and court procedures to protect their property rights and reduce legal risk. Our attorneys stay current with evolving New York housing regulations to ensure compliance and enforceability. We also assist in dispute resolution and litigation to protect landlords from financial loss and operational disruption.

Neighbor Lease Agreements

Our attorneys provide specialized legal services for clients involved in [RPAPL § 881](#) matters. Also called *Neighbor License & Access Agreements*, which allows a property owner temporary permission to do construction work on a neighbor's property. We assist in negotiating fair access terms while minimizing

liability and project delays. Our team represents property owners and developers in court proceedings when access agreements cannot be reached amicably.

Why Clients Choose Abrams Fensterman

Abrams Fensterman operates as both a litigation law firm and a transactional platform, with internal coordination across real estate, corporate, land use, municipal, and bankruptcy disciplines. The firm's attorneys bring decades of experience in state and federal courts, arbitration, mediation, and administrative forums. This depth of experience strengthens every negotiation, and opposing counsel understands that Abrams Fensterman is prepared to litigate aggressively when it serves the client's interest.

Speak With a New York Real Estate Attorney Today

Whether you need a litigation attorney for an active dispute, a transactional attorney for a complex deal, or a corporate litigation lawyer to protect a real estate investment, Abrams Fensterman is ready to help. Contact us to schedule a consultation:

- Long Island: (516) 328-2300
- Brooklyn: (718) 215-5300
- White Plains: (914) 607-7010
- Rochester: (585) 218-9999
- Albany: (518) 535-9477

Comprehensive Representation for Every Real Estate Client

Whether dealing with a first time home buyer or a seasoned commercial landlord, our real estate team handles everything related to a residential or commercial real estate transaction, including:

- 1031 Exchanges
- Business formation and entity selection, LLC's, corporations, partnerships
- Construction law issues
- Contract drafting and negotiation
- Cooperative and Condominium actions with NY Attorney General
- Cooperative and Condominium Offering Plans and Amendments
- Healthcare properties
- Investment properties
- Land use, zoning, variances, special exceptions, setbacks and permits
- Liens and lien releases
- Litigation matters, including partition, easements, breach of contract, specific performance, constructive trust, broker disputes and fraudulent deeds
- Mortgages and foreclosures
- No action letter applications to NY Attorney General

- Preparing purchase agreements, deeds and leases
- Real estate closings
- Real estate corporations and real estate partnerships
- Real estate tax exemption and abatement applications
- Title examinations, title insurance and title clearance

From routine and everyday issues to complex and sophisticated dilemmas, our real estate lawyers provide cutting edge representation in all aspects of real estate law.

Contact Our Law Firm

For further information about our real estate legal services, please [contact our law firm](#) on Long Island at [516-328-2300](#), in Brooklyn at [718-215-5300](#), in White Plains at [914-607-7010](#), in Rochester at [585-218-9999](#) or in Albany at [518-535-9477](#) to schedule an initial consultation.