



Real Estate Litigation

Foster Swift attorneys have a broad range of experience successfully handling real estate disputes. Our attorneys represent property owners, developers, associations, lenders, mortgagors, municipalities, investors, landlords, tenants, buyers, sellers, agents, brokers, managers, contractors, and title companies in a variety of litigation matters. When appropriate, our attorneys also turn to out-of-court resolutions, often saving time and money for our clients.

Some examples of the types of matters our attorneys have resolved include:

- Adverse Possession
- Brokerage Disputes
- Code Enforcement
- Commercial Lease Disputes
- Condemnation
- Easements
- Enforcement of Restrictions
- Foreclosures
- Land Contract Forfeitures
- Landlord/Tenant Disputes
- Land Use Issues
- Lease Disputes
- Lien Matters (including construction and enforcement of restrictions of condominium laws)
- Loan Restructuring and Workouts
- Out of Court Resolutions
- Property Line Disputes
- Property Management
- Purchase and Sale Disputes
- Real Estate Development
- Riparian Rights
- Slander of Title
- Trespassing

ATTORNEYS

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RELATED PRACTICES

Commercial Litigation
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Foster Swift has been named a Tier 1 firm in **Litigation – Real Estate** in Lansing by *U.S. News – Best Lawyers*® "Best Law Firms" in 2014, 2016-2020 and 2024.

PUBLICATIONS & ALERTS

Court of Appeals Rules on Partial Lake Access Dispute, Returns Case to Trial Court for Further Proceedings, *Foster Swift Finance, Real Estate & Bankruptcy Law News*, April 25, 2024

Deadline Extended: Marketable Record Title Act Brings New Requirements for Preserving Land Restrictions & Easements, *Finance Real Estate & Bankruptcy Law News E-blast*, April 2, 2024

Important Q & A for Commercial Tenants Whose Landlords Seek Bankruptcy - Part One, *Foster Swift Finance Real Estate & Bankruptcy News*, November 10, 2023

What are the Different Types of Easements?, *Finance Real Estate & Bankruptcy News*, June 28, 2023

Tips for First-Time Commercial Real Estate Landlords, *Foster Swift Finance Real Estate & Bankruptcy Law News*, April 1, 2022

Commercial Real Estate: Dealing with the Ongoing Impact of COVID-19, *Foster Swift Finance Real Estate & Bankruptcy Law News*, October 5, 2020

Frequently Asked Questions in Commercial Real Estate Law, *Foster Swift Finance Real Estate & Bankruptcy Law News*, February 24, 2020

Beyond the Basics: Drafting Effective Option Provisions in Commercial Lease Agreements, *Foster Swift Finance Real Estate & Bankruptcy Law News*, August 21, 2019

A Transfer Tax Exemption for the Sale of Certain Principal Residences, *Foster Swift Finance, Real Estate & Bankruptcy Law News*, August 20, 2019

Michigan Supreme Court Rules that Building Inspection Fees Must Reasonably Relate to the Costs of Services Provided by a Municipality's Building Department, *Inside 208 Blog, Michigan Municipal League*, August 6, 2019

Opening Pandora's Hotbox: Residential Landlords and Proposal 1, *Foster Swift Finance Real Estate & Bankruptcy Law News*, May 24, 2019

Beyond the Basics: How to Minimize Risk from Tenants when Mortgaging Leased Commercial Property, *Foster Swift Finance Real Estate & Bankruptcy Law News*, May 21, 2019

Beyond the Basics: Impact and Enforceability of Jury Waivers and Arbitration Provisions in Commercial Leases, *Foster Swift Finance, Real Estate & Bankruptcy Law News*, February 25, 2019

Beyond the Basics - Commercial Leases From a Tenant's Perspective, *Foster Swift Finance Real Estate & Bankruptcy Law News*, November 9, 2018

The Dos and Don'ts of Leasing Property Owned by a Municipality, *Foster Swift Municipal Law News*, August 15, 2018

Court Protects Lakefront Landowners From Liability in Recent Injury Case, *Foster Swift Finance Real Estate & Bankruptcy Law News*, June 13, 2018

What Happens When a Landowner Encroaches Upon Public Property?, *Foster Swift Finance, Real Estate & Bankruptcy News*, June 8, 2017



NEWS

Foster Swift Elects EC Officers for 2024, *Ingham County Legal News*, February 21, 2024

Foster Swift Swears in Four New Associates in Lansing, November 16, 2023

Foster Swift Listed in "Best Law Firms" 2024, *Best Lawyers in America*, November 2, 2023

Foster Swift Attorneys Named 2024 Best Lawyers in America, *Best Lawyers in America*, August 17, 2023

Real Estate Attorney Roragen Joins Lansing Firm, *Ingham County Legal News*, July 10, 2023

Titus Announced as "Go-To Lawyer" in Commercial Real Estate, *Michigan Lawyers Weekly*, June 20, 2023

Schumacher to Receive MDTC Volunteer Award, *Michigan Defense Trial Counsel (MDTC)*, April 14, 2022

Foster Swift Attorneys Named to 2022 Best Lawyers in America®, August 19, 2021

Foster Swift Attorneys Named to 2021 Best Lawyers in America®, August 20, 2020

Foster Swift Listed in Best Lawyers® "Best Law Firms" 2020, November 1, 2019

Foster Swift Rated Tier 1 in 27 Practice Areas in Best Lawyers® "Best Law Firms", November 1, 2018

Six Foster Swift Attorneys Named Best Lawyers® 2019 "Lawyer of the Year", August 15, 2018

Richardson Elevated to MDTC President, July 5, 2018

EVENTS

Litigation Series: What To Do If You Are Being Sued, *Foster Swift Second Wednesday Morning Break*, August 10, 2022

Litigation Series: What To Know If You Are Planning To Sue, *Foster Swift Second Wednesday Morning Break*, July 13, 2022

Commercial Real Estate Concerns in the new COVID Environment, *Foster Swift*, September 9, 2020

What Condo Unit Owners and Buyers Need to Know, *Foster Swift 2nd Wednesday Morning Break*, August 12, 2020

Sheriff's Deeds, *Michigan Association of Register of Deeds; Annual Summer Conference*, September 17, 2019

Discovery Guidelines and Case Management Tips, *Institute for Paralegal Education (IPE): Divorce Cases From Start to Finish for Paralegals*, May 21, 2019

Discovery Guidelines and Case Management Tips, *Institute for Paralegal Education (IPE): Divorce Cases From Start to Finish for Paralegals*, May 16, 2019
