UNRUH TURNER BURKE & FREES

ATTORNEYS AT LAW

Real Estate Litigation

Unruh Turner Burke & Frees' Real Estate Litigation practice, represents property owners, landlords, tenants, developers, investors, businesses, and other parties in disputes involving residential, commercial, and investment real estate. Our attorneys handle real estate litigation matters with a practical focus on protecting our clients' property rights, financial interests, and long-term objectives.

With longstanding offices in West Chester and Phoenixville, our firm is well positioned to assist clients in disputes involving title issues, easements, rights-of-way, encroachments, boundary disputes, adverse possession claims, boundary by acquiescence claims, partition actions between co-owners, commercial landlord-tenant disputes, failed real estate transactions, seller disclosure and concealment claims, water intrusion disputes, and mortgage or lien enforcement.

Our real estate litigation practice is strengthened by the firm's broader experience in litigation and in real estate-related matters, allowing us to approach disputes with a practical understanding of both the property issues and the procedural demands of litigation. Whether a matter is best resolved through negotiation, motion practice, injunction proceedings, trial, or appeal, our attorneys work to provide efficient and effective representation tailored to the client's goals.

Why Choose Unruh Turner Burke & Frees?

Real Estate Focus: Our attorneys handle a broad range of disputes involving ownership, title, access, possession, transactions, leasing, and enforcement rights affecting real property.

Strategic Litigation Representation: Real estate disputes often involve urgent business and property concerns, and our lawyers work to protect value, preserve rights, and position cases for efficient resolution or successful litigation when necessary.

Comprehensive Perspective: Because these disputes often overlap with commercial, contract, development, and property issues, our practice is structured to address the underlying real estate problem as well as the litigation itself.

Our Real Estate Litigation Practice Covers:

Title, Boundary, Easement, Adverse Possession, and Boundary by Acquiescence Disputes
Disputes involving title defects, easements, rights-of-way, encroachments, boundary lines, adverse possession claims, boundary by acquiescence or consentable line claims, quiet title actions, ejectment actions, and other controversies affecting ownership, possession, use, access, or marketability of real property.

Partition Actions and Co-Owned Property Disputes

Representation in partition actions and related disputes between co-owners of residential, commercial, and investment property, including cases involving forced sale, division of property, allocation of sale proceeds, contribution claims, expense reimbursement, and disagreements over management, possession, or disposition of jointly owned real estate.

Commercial Landlord-Tenant Disputes
Representation of landlords, tenants, and commercial property owners in lease disputes involving default, possession, rent and additional rent claims, maintenance obligations, repair disputes, options, guaranties, and enforcement of commercial lease provisions.

Real Estate Contract Disputes
Disputes arising from agreements for the sale or purchase of land, homes, commercial buildings, and other real estate assets, including failed closings, deposit disputes, specific performance claims, and related breach of contract matters.

Seller Disclosure, Fraud, Concealment, and Water Intrusion Claims
Claims involving alleged misrepresentation, nondisclosure, fraud, concealment, water intrusion, chronic leaks, moisture damage, and other hidden property defects affecting residential or commercial real estate transactions.

Realtor and Broker Support
Legal support for Realtors, real estate agents, and brokers in connection with transaction-related disputes, disclosure issues, title concerns, failed closings, commission-related matters, planned community issues, post-closing claims, and other situations where legal guidance may be needed to protect a transaction or respond to a developing dispute.

Mortgage, Lien, and Foreclosure Litigation
Enforcement and foreclosure of mortgages and other liens on real estate, together with related disputes involving creditors, borrowers, guarantors, and property owners.

Tax Assessment Appeals
Representation of commercial and residential property owners, and in some matters taxing authorities, in disputes over property valuation and tax assessments, including administrative assessment appeals and related court proceedings. Unruh Turner Burke & Frees' dedicated real estate tax assessment practice separately highlights advocacy in valuation disputes and assessment appeals.

Planned Community, Condominium, and Homeowners Association Disputes
Representation of homeowners, unit owners, developers, associations, and boards in disputes involving planned communities, condominiums, homeowners associations, declarations, bylaws, easements, common elements, assessments, maintenance obligations, architectural restrictions, access issues, and related governance or enforcement matters. Unruh Turner Burke & Frees' real estate practice includes advising clients on the planning and creation of condominiums and planned communities, as well as preparing planned community and homeowners' association documents.

Land Use Litigation and Permit Appeals

Representation in disputes arising from zoning, subdivision, land development, permit denials, permit revocations, adverse municipal decisions, and related land use approvals and enforcement matters. Unruh Turner Burke & Frees' zoning and land use practice says the firm works extensively with property owners, developers, municipalities, zoning hearing boards, and planning commissions and is prepared to litigate disputes and adverse decisions aggressively when appropriate.

Contact the Real Estate Litigation Practice at Unruh Turner Burke & Frees

Real estate disputes can quickly become disruptive, expensive, and time-sensitive. Our Real Estate Litigation practice works with clients to assess the dispute, identify the legal and practical issues at stake, and pursue a strategy designed to protect their interests in the property and achieve an efficient resolution.

If you are involved in a real estate dispute, Unruh Turner Burke & Frees is prepared to assist. Contact our office to discuss your matter with an attorney experienced in real estate and litigation issues.