
Real Estate Litigation

PRACTICE LEADER



Mark J. Caruso

Partner

Real Estate Litigation Attorneys

Real estate and construction litigation involves disputes related to property ownership, development, financing, leasing, zoning, and construction defects. Abrams Fensterman LLP's New York litigation attorneys represent developers, investors, landlords, and property owners in complex matters, including contract disputes, landlord tenant conflicts, foreclosure actions, and construction related claims. We deliver strategic, results driven representation in high stakes disputes across state and federal courts.

Abrams Fensterman represents developers, landlords, tenants, investors, lenders, cooperatives, condominiums, nonprofit institutions, and real estate professionals in high stakes disputes across New York. Our attorneys handle a full range of matters, from complex commercial litigation to urgent landlord tenant proceedings, construction disputes, ownership conflicts, and real estate finance litigation.

As one of New York's leading business litigation firms, we operate at the intersection of real estate, commercial relationships, and regulatory environments. Our attorneys work closely with the firm's Real Estate, Corporate, Land Use, and Municipal teams, enabling us to identify issues early, shape strategy quickly, and deliver practical, cost-effective solutions grounded in industry knowledge.

These services are part of Abrams Fensterman's comprehensive [Real Estate Law and Litigation](#) practice, which provides strategic legal representation to property owners, developers, and investors throughout New York.

Our litigators have decades of experience in state and federal courts, as well as arbitration, mediation, and administrative forums. This depth of trial and appellate experience strengthens every negotiation; opponents know we are prepared to litigate aggressively when necessary and settle only when it serves the client's best interest.

When Do You Need a Real Estate Litigation Attorney

You may need a real estate litigation attorney when disputes arise involving property ownership, commercial leases, construction defects, financing agreements, or regulatory compliance. Early legal intervention can help prevent financial loss, project delays, and prolonged litigation.

Areas of Focus

Real Estate & Ownership Disputes

- Quiet title actions
- Adverse possession claims
- Boundary, easement & access disputes
- Co-op and condominium litigation
- Title insurance litigation
- Broker commission disputes

Commercial Landlord-Tenant Litigation

- [Landlord/tenant](#) proceedings
- [Lease disputes](#) & breach of lease claims
- Commercial evictions & holdover proceedings
- Rent acceleration, rent resets, and valuation disputes

Real Estate Finance & Distressed Assets

- Mortgage foreclosure litigation
- Lender liability disputes
- Loan workouts, restructurings & [insolvency litigation](#)
- Mortgage & lien priority disputes

Development, Construction & Land Use

- Construction litigation, delay claims & defect disputes
- Real estate development conflicts
- [Land use & zoning litigation](#)
- Eminent domain & condemnation

Partnership, Investor & Joint Venture Disputes

- Partnership dissolutions & business divorces
- Investor group disputes
- Joint venture disagreements
- Buy-sell, right of first refusal & option agreement litigation

Insurance-Related Claims

- Property damage coverage disputes
- Builder's risk [insurance litigation](#)
- General liability claims involving real estate operations

Why Clients Turn to Abrams Fensterman

Our team understands modern deal structures, development cycles, financing arrangements, and the operational realities that shape real estate disputes. This insight allows us to quickly assess claims, evaluate risk, and craft strategies that align with business objectives—not just legal outcomes.

With one of New York's most diversified full-service platforms, we leverage internal expertise in land use, construction, corporate governance, tax, municipal law, and bankruptcy to support the complex issues that arise in real estate litigation.

We recognize that real property disputes often involve time-sensitive financial pressures. Our approach prioritizes efficiency, clarity, and solutions that minimize disruption to operations, development timelines, and investment goals.

Contact Our Real Estate Litigation Team

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