

# Real Estate Litigation

## Real Estate Litigation Attorneys

Real estate attorneys are lawyers who advise property owners, developers, investors, landlords, and businesses on transactions, leasing, financing, title disputes, and ownership rights. Abrams Fensterman is a law firm whose real estate practice handles both transactional matters and litigation, including contract disputes, title issues, commercial leasing, and foreclosure. Partner Mark J. Caruso leads the group. He advises clients across the full real estate lifecycle, from acquisition and contract negotiation through dispute resolution and litigation.

These matters are handled through Abrams Fensterman's comprehensive [Real Estate Law and Litigation](#) practice, which represents clients throughout New York in both transactional and litigation-related real estate matters.

## 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.