



Brett C. Altier

Partner

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Brett Altier assists clients in all aspects of real estate law, including the development, acquisition, disposition, financing, and leasing of property. This includes assisting owners and operators of long-term care facilities with the acquisition, divestiture, leasing, and financing of those facilities. Additionally, Brett has significant experience representing developers and builders in the development of residential and mixed-use communities.

Beyond his transactional work, Brett's practice encompasses a significant amount of resolving complex real estate disputes, including eminent domain, environmental disputes, property valuation, mineral rights, and title issues.

Brett uses his broad range of experience to help clients smoothly complete business transactions and resolve legal issues, while keeping strategic, practical business goals of clients squarely in focus.

Recognized for his professional achievements, Brett has been consistently named to the Ohio *Super Lawyers Rising Stars* and *Best Lawyers: Ones to Watch® in America* lists for both real estate and environmental law.

Education

- Denison University (B.A., 2007)
 - Economics
- Cleveland State University College of Law (J.D., *magna cum laude*, 2011)

Admissions

- Ohio
- United States District Court - Northern District of Ohio

Awards & Honors

- *The Best Lawyers: Ones to Watch® in America*, Environmental Law; Real Estate Law; Health Care Law, 2021-2026
- Ohio *Super Lawyers Rising Stars*, 2020-2025

Services & Industries

- Acquisitions & Dispositions
- Business
- Development
- Environmental
- Health Care
- Long-Term Care & Senior Housing
- Property Tax
- Real Estate
- Real Estate Litigation

Community Involvement

- Board of Directors, Ingenuity Cleveland
- Board of Directors, Cleveland International Film Festival
- Cleveland Bridge Builders, Class of 2020
- Past-Chair and Seminar Chair, Environmental Law Section, Cleveland Metropolitan Bar Association

Key Matters

- Represented buyers and sellers in the acquisition, sale, and development of a wide variety of commercial real estate properties, including mixed-use, office, industrial, retail, multi-family, and M&A transactions.
- Represented landlords and tenants in drafting, reviewing, and negotiating leases.
- Drafted and negotiated purchase and sale agreements, declarations of covenants and restrictions, easements, tenant-in-common agreements, financing agreements, and other instruments involving real estate.
- Represented skilled nursing and assisted living facility owners and operators in drafting acquisition, leasing, and divestiture documents for long-term care, behavior health, and other healthcare facilities.
- Counseled real estate developers in connection with oil and gas, environmental, zoning, homeowners' association, condominium association, title, and subdivision issues and requirements.
- Researched and analyzed real estate, environmental, and energy law and regulations to provide legal advice and recommendations to clients.
- Represented clients in litigation and administrative proceedings, including matters involving purchase/sale, title issues, mineral rights, landlord-tenant disputes, property valuation, and environmental compliance and violations.
- Represented property owners in appropriation matters for a variety of public projects, including road improvements, pipelines, and utility easements.