
Real Estate Interests for the LGBT Community: Securing and Adapting Your Real Estate Structures in Pennsylvania, New Jersey, and Elsewhere

February 12, 2015

Independence Business Alliance

Although gay and lesbian marriage is now legally recognized in Pennsylvania and New Jersey, sorting out the impact of marriage on real estate matters in your professional and personal life can seem more complicated than ever. For instance, you may have questions as to documentation of co-ownership of your home or real estate investments between partners. This can be especially confusing if you were married in one state but live in another state, or own properties in more than one state, or if one or both of you purchased property before you were married. Many couples developed real estate strategies when their relationships were not legally recognized and have now married, which might allow for more favorable treatment. The bottom line is, when it comes to mortgages and home purchases or business agreements, gay and lesbian couples and business partners still remain in a unique situation.

During our program, we will explore the different approaches that now legally-married same-sex couples can take when applying for a mortgage or establishing ownership of a home, and whether it may make sense to revisit a strategy implemented before your state recognized your marriage. We will also explain the types of legal documents that will protect you if disputes over property ownership or other legal issues arise, for instance, if the couple breaks up or divorces or if one partner dies. Finally, we will address unique real estate concerns that could potentially affect LGBT business owners and their partners.

Attendees of the seminar will leave with a better understanding of:

- Real estate strategies for newly married same-sex couples in Pennsylvania and New Jersey
- Mortgages, deeds and various forms of joint property ownership, including joint tenancy with right of survivorship and tenancy by the entirety
- Establishing property rights for a same-sex legal relationship, including the differences in property rights for married and unmarried couples
- Residential leasing concerns, including tenant rights with respect to sexual orientation or gender identity discrimination, from both the tenant and landlord perspectives
- Impact of marriage on inheritance upon the death of one spouse
- Issues relating to real estate transfers, real estate titles, and real estate tax
- Considerations related to commercial real estate leasing and investing
- Strategies to structure the ownership of vacation, investment, or other property in states that do not recognize same-sex marriages

This event is free for IBA members; \$20 for non-members*. Advanced registration is required.

Continued

Speakers:

- **Kevin Greenberg**, Shareholder, Flaster Greenberg PC
- **Ashley Prime**, Attorney, Flaster Greenberg PC

Location:

Flaster Greenberg PC
1600 JFK Boulevard, 2nd Floor
Philadelphia, PA 19103

Date and Time:

February 12, 2015
Registration: 8:00 a.m.
Program: 8:30 – 9:30 a.m.

Should inclement weather force the postponement of the seminar, a snow date has been scheduled for Thursday, February 19, 2015.

CLE Credit:

1.0 PA Substantive CLE credit