



# Daniel Lyons

Partner

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Daniel focuses his diverse legal practice on real estate, business and associated litigation matters.

He represents clients in real estate acquisition and development from the ground up, helping them resolve legal issues from the initial transaction through final approvals. This includes negotiating and drafting purchase and sale agreements, obtaining zoning and land development approvals and advocacy throughout.

Daniel also has years of civil litigation experience, which enables him to offer a wide variety of legal services to his clients, including advising them on landlord-tenant disputes, easement disputes, tax assessment appeals, failure-to-disclose matters, zoning and land use appeals, and more.

Daniel's real estate experience includes:

- Negotiating and drafting real estate and business documents including purchase and sale agreements, development agreements, easements, operating agreements, authorizing resolutions and construction agreements.
- Preparing and presenting zoning hearing board applications, conditional use applications, special exceptions and preliminary and final land development applications.
- Obtaining zoning, land development and subdivision approvals.
- Zoning and land development appeals in the Court of Common Pleas and Commonwealth Court.
- Commercial leasing.
- Real estate transactional work associated with sales, acquisitions, title documents, conservation easements, general due diligence and associated work through the project.
- Zoning, land development and subdivision analysis.
- Business, condominium and association amendments and operational documents.
- Subdivision of condominium units and obtaining tax parcel numbers for additionally created units.
- Tax assessment appeals for residential, commercial and industrial properties.
- Operation and formation of limited liability companies, corporations and partnerships.
- Dissolution of corporations.
- Preparation and recording of conveyance documents including deeds, company and corporation resolutions, easements and title related documents.
- Litigation of real estate matters such as landlord tenant disputes; premises liability; contract, zoning and land use appeals; easement issues; adverse possession and more.

## Services

- Real Estate
- Zoning & Land Use
- Property Tax
- Construction

## Before Fox Rothschild

Prior to joining Fox Rothschild, Daniel was an associate at regional, national, international and East Coast law firms. Daniel is also a former law clerk for the Honorable Brian T. McGuffin of the Bucks County Court of Common Pleas.

During law school, he was a criminal defense law clerk for a Washington, DC firm and a legal intern at the Bucks County District Attorney's Office. Daniel gained legal experience abroad by completing summer law programs in Italy and Poland through Catholic University Columbus School of Law.

## Bar Admissions

- Pennsylvania

## Education

- Catholic University of America, Columbus School of Law (J.D., 2016)
- Villanova University (B.A., *Dean's List*, 2012)

## Memberships

- Bucks County Bar Association
- Philadelphia Bar Association