



As we embark on the promising year of 2024, Almazan Law is delighted to highlight our significant accomplishments within the firm and the broader legal sphere.

Discover Almazan Law's Latest Achievements and Insights for August 2024.

FIRM NEWS

Almazan Law Opens Over \$300 Million in Active Real Estate Transactions for Clients in First Half of 2024

Our firm successfully opened new matters representing clients in commercial and residential real estate transactions totaling over \$300 million in the first half of 2024. These milestones demonstrate our continued strength in the commercial and residential real estate sector and our ability to navigate complex, high-value deals spurs continued growth, with over 50% of those deals referred to us by existing clients. To them all, we say thank you.

Our expertise spans across various real estate sectors, including commercial, industrial,

and residential properties. Our team's deep understanding of market trends, regulatory requirements, and negotiation strategies proves instrumental in closing these deals efficiently and favorably for our clients time and time again. Great work and client service is our marketing.

This success further underscores our commitment to delivering exceptional results for our clients in a dynamic market.

Almazan Law to Attend Workers' Compensation Institute (WCI) 2024 Conference in Orlando

Almazan Law is excited to announce our participation in the prestigious Workers' Compensation Institute (WCI) 2024 Conference, taking place from August 19-22 in the vibrant city of Orlando, Florida.

The WCI Conference is renowned for being a leading event in the workers' compensation industry, drawing professionals from across the country to explore the latest trends, developments, and innovations in the field. This year's conference promises to be no exception, featuring a diverse range of sessions, workshops, and keynote addresses from industry experts.

Managing Partner, [Alex Almazan](#), Workers' Compensation Director, [K. Kay Dodd Anderson](#), and Senior Attorneys [Blane Wheeley](#) and [Rene Hidalgo](#) will be actively engaged in the conference, attending various seminars and panel discussions to stay at the forefront of emerging trends and best practices in workers' compensation.

Attending the WCI 2024 Conference not only allows us to enhance our knowledge and expertise but also provides invaluable networking opportunities with fellow industry professionals, clients, and partners. This engagement is part of our ongoing commitment to deliver the highest level of service and support to our clients.

We look forward to a productive and insightful conference and to connecting with many of you in Orlando!

Almazan Law's Recent Legal Victory Benefits Florida's Construction Industry

In a significant win for the construction industry, Almazan Law's Tampa office Managing Partner and Appellate Practice Director [Richard Asfar](#) and co-counsel prevailed in an action brought by their client Florida Gulf Coast Chapter Associated Builders & Contractors, Inc. challenging municipal ordinances in St. Petersburg, Florida that were placing burdensome requirements on major municipal construction projects.

The ordinances in question mandated that 15% of work hours on “major” municipal-funded projects be performed by "disadvantaged workers," and another 15% by apprentices, with potential retainage forfeiture or debarment for non-compliance. This would have affected high-profile projects such as the planned Tampa Bay Rays stadium.

After an initial setback at the trial court level, the case was appealed. The appellate court reversed the decision and remanded it the trial court for reconsideration. Following post-appellate motion practice, the trial court ultimately ruled in favor of the construction industry and struck down the ordinances.

This ruling is expected to have far-reaching implications across Florida, likely deterring other municipalities from implementing similar regulations. The decision was closely watched by local governments and other stakeholders throughout the state.

Additionally, the Court of Appeals granted Florida Gulf Coast Chapter Associated Builders & Contractors, Inc. motion for entitlement to appellate attorneys' fees. A motion for trial level attorneys' fees has also been filed and remains pending.

This victory represents a significant development for the construction industry in Florida, potentially streamlining future municipal projects and reducing regulatory burdens.

Almazan Law Under Consideration for Major Insurance Panel

We are thrilled to announce that Almazan Law is currently being considered for panel counsel status with a prominent national construction insurance carrier. This potential appointment would mark a significant milestone for our firm and is a testament to our expertise in construction law and insurance defense. Our construction defect defense practice has experienced year over year growth of over 225%.

As panel counsel, we would have the opportunity to represent this carrier's insureds in complex construction-related claims and litigation across the country. This consideration reflects the insurance industry's recognition of our firm's track record of success, depth of experience, and commitment to excellence in the construction law arena.

Being selected for this panel would not only enhance our firm's national presence but also allow us to further expand our practice in the construction insurance defense sector. It would provide our attorneys with exciting new challenges and opportunities to showcase their skills on a broader stage.

We look forward to the possibility of this new partnership and the chance to demonstrate our capabilities to this respected carrier.

Our team at Almazan Law remains committed to providing top-tier legal services to all our clients, and this potential appointment underscores our continued growth and success in

the field of construction law.

New Firm Engagements

Almazan Law Engaged in High-Profile Auto Dealer Dispute

We are pleased to announce that Almazan Law has been retained to represent a prominent national auto dealer in a significant commercial dispute. The case involves allegations of misrepresentation regarding a vehicle's warranty status and breach of contract. This engagement highlights our firm's growing expertise in automotive industry matters and complex commercial litigation.

This case highlights the complexities that can arise in auto transactions, particularly regarding warranties and disclosure requirements. It underscores the importance of clear communication and accurate documentation in vehicle sales.

As a firm with extensive experience in commercial litigation, Almazan Law is well-positioned to navigate the intricacies of this case. The firm will leverage its deep industry knowledge and litigation expertise in representing the auto dealer.

The outcome of this dispute could have significant implications for warranty disclosure practices across the automotive retail sector.

This new representation further solidifies Almazan Law's position as a go-to firm for major companies facing sophisticated legal challenges. We will leverage our deep bench of experienced litigators and industry knowledge to pursue the best possible outcome for our client.

Major Florida Building Maintenance Firm Retains Almazan Law

In a significant move within the Florida business landscape, Almazan Law has been engaged by one of Florida's largest building maintenance companies to handle a potential breach of contract case. The dispute involves third-party software applications critical to the company's operations.

This case highlights the growing importance of software and technology contracts in traditional industries like building maintenance and facilities management.

The legal team at Almazan Law looks forward to leveraging our expertise to advocate for our


client's interests. We will work diligently to pursue an optimal resolution, whether through negotiation or litigation and trial if necessary.


Community Involvement, Legal News & Events

Join Almazan Law for the Ultimate UF Tailgate Experience on August 31st! 🏈🦢

Hey Gators Fans!

Get ready to kick off the college football season with a bang because Almazan Law is thrilled to invite you to our tailgate extravaganza on August 31st, 2024! We'll be celebrating the big Miami vs. UF game with a day full of excitement, team spirit, and pre-game fun including a TV to watch other games or the UF/UM games if you have a ticket as the bar will remain open.

 Date: August 31, 2024 (*less than 2 weeks away!*)

 Time: 10:00 AM - 9:00 PM

 Location: Almazan Law Tailgate Tent, just steps from the action!

Whether you're a die-hard Gators fan or just looking for a great time, our tailgate tent is the place to be. We'll have everything you need to get pumped up for the game:

Delicious Food & Drinks – Enjoy a spread of tailgate favorites and refreshing beverages.

Games & Prizes – Test your skills and win some awesome Gators-themed prizes.

Music & Entertainment – Groove to the beats and enjoy live entertainment.

Team Spirit – Show off your UF or UM pride with custom swag and cheer alongside fellow fans.

Come hang out with us, make new friends, and get in the game-day spirit before we all head to the stadium, and after. It's going to be a fantastic day, and we can't wait to celebrate with you!

Go Gators! 🦢🏈

Real Estate Fraud in Florida: The Growing Threat of Fraudulent Deed Transfers

Florida's real estate market has long been an international hub for investment and development, but it's also become a prime target for sophisticated scammers. One of the most alarming trends in recent years is the rise of fraudulent deed transfers, a scheme that can strip rightful property owners of their assets with shocking ease.

[Property fraud investigation extends from Bay Area to South Florida: Court documents](#)

Fraudulent deed transfer occurs when criminals illegally obtain ownership of a property by filing forged documents with the county recorder's office. These documents typically appear legitimate on the surface, bearing forged signatures and notary stamps. Once recorded, these fraudulent deeds can be used to sell the property to unsuspecting buyers or to secure loans against the property's value.

Several factors make Florida particularly vulnerable to this type of fraud:

- Large number of vacant or seasonally occupied properties
- High population of elderly residents who may be less vigilant
- Active real estate market with frequent transactions
- County recording systems that may lack stringent verification processes before recording deeds

The consequences of fraudulent deed transfers can be devastating for property owners, which can result in the loss of their property, damaged credit, and lengthy and costly legal battles. Additionally, unsuspecting property buyers are vulnerable to the possibility that they are purchasing properties with clouded titles. The consequences of fraudulent deed transfers ultimately affects communities as a whole by causing decreased property values.

Florida has recognized the severity of fraudulent deed transfers and to combat this growing threat has passed several statutes and administrative orders to address and prevent fraudulent deed transfers. These laws provide mechanisms for expediting legal actions involving fraudulent deeds, defining fraudulent activities, and setting forth the consequences for such actions. Florida Statute § 817. 535 outlines the definitions and penalties related to fraudulent recordings in official records, including deeds. It specifies that fraudulent recordings are subject to nullification and criminal penalties. § 817.535, Fla. Stat.

Additional measures taken by the Florida Legislature include mandating Clerks of Court to provide reference guides on how to identify fraudulent deeds and implement a system to notify property owners when documents are recorded in connection with their property. County recorders have also been required to post conspicuous notice about the criminality of filing false documents. Further legislation allows victims of fraudulent deeds to petition for an expedited judicial intervention to void the fraudulent deed and/or forged documents. Fla. 17th Jud. Cir. AO 2023-16-Civ / 2023-17-CO.

As fraudulent deed transfers continue to pose a significant threat to Florida's real estate market, awareness and vigilance are key. Despite legislative implementations, property

owners are strongly encouraged to protect themselves. Property owner safeguards include:

- Regularly monitoring property records
- Securing important documents
- Being cautious of unsolicited offers to purchase or refinance
- Obtaining title insurance

While these laws and suggested safeguards have made significant strides in addressing the issue, the fight against fraudulent deed transfers remains an ongoing challenge. The Florida legislature continues to monitor the situation and consider new measures as needed to protect property owners and maintain the integrity of the state's real estate market.

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