



SCHOFIELD LAW GROUP, LLC



Civil Litigation | Condominium Law | Property Management |
Zoning and Permitting | Real Estate Transactions



CONDOMINIUM LAW

A VALUED MEMBER OF THE MANAGEMENT TEAM

We pride ourselves on being a valued member of the management team. Our clients know that they can call on us for advice or guidance or to simply think through an issue.

Our strong relationships with our clients, our deep understanding of the law, and our extensive experience representing condominiums enable us to help our clients manage their properties in an efficient, effective, and affordable manner.

ANALYSIS AND AMENDMENTS

We help our clients understand and comply with the Massachusetts Condominium Act and their condominium documents including the Master Deed, Declaration of Trust, and By-Laws.

We also review and analyze condominium documents to ensure that they are up-to-date and help clients to develop, draft, and adopt necessary and proper amendments. We also assist clients in electing trustees and keeping all public records current and accurate.

COLLECTIONS

Accurate and timely notices are vital to collecting the fees to which an association is entitled and to taking advantage of the “super-lien” provisions of the Massachusetts Condominium Act. We work closely with our clients to provide all legally required notices and to take all other actions necessary to collect outstanding condominium fees, fines, and special assessments.

ENFORCEMENT AND LITIGATION

We work closely with managers and trustees to proactively address violations of the condominium documents and other disruptive conduct and, if necessary, to take appropriate legal action to ensure compliance. We also represent associations in all types of litigation including actions to collect unpaid fees and assessments.

We know condominium law and we know how the law impacts our clients, but we are not merely attorneys. We are also advisors and advocates and we use our vast knowledge and experience to help our clients manage and operate their properties, anticipate issues, and resolve disputes.



CIVIL LITIGATION

We understand that litigation is sometimes necessary to resolve a business or a personal dispute, but we also know that it can be disruptive to you and your business, which is why we aggressively pursue discovery and dispositive motions to try to obtain pre-trial judgment and to position your case for a favorable resolution by settlement or trial.

We have extensive experience representing clients in all types of matters in courts in Massachusetts, New Hampshire, and Rhode Island. We have the skills and experience to take your case to trial and the knowledge and creativity to achieve your goals without the need for trial.

- BUSINESS LITIGATION
- CONTRACT CLAIMS
- PARTNERSHIP DISPUTES
- REAL ESTATE LITIGATION
- LANDLORD-TENANT CASES
- ZONING APPEALS

PROPERTY MANAGEMENT LAW

We represent property owners, managers, and investors in all aspects of ownership and management. Our attorneys help our clients to negotiate and draft leases and to ensure compliance. We advise developers and owners on zoning and compliance issues and help them obtain approvals and permits. We also represent landlords and property managers in all types of litigation including collection actions and summary process proceedings.



REAL ESTATE TRANSACTIONS

Our attorneys have extensive experience representing buyers, sellers, and lenders in residential and commercial real estate transactions. We help our clients close the deal while ensuring that their rights and interests are protected at every step of the process.

- PURCHASE AND SALE AGREEMENTS
- CLOSINGS
- TITLE INSURANCE
- REVIEW OF CONDOMINIUM DOCUMENTS
- CONDOMINIUM CONVERSIONS
- ZONING AND PERMITTING ANALYSES
- JOINT VENTURES
- 1031 TRANSACTIONS



Tim Schofield Recognized as Top 100 Massachusetts *Super Lawyer*

Managing Partner Tim Schofield has been recognized by his peers as one of the top lawyers in Massachusetts. He has also been recognized as a Massachusetts *Super Lawyer* in 2009 and each year from 2011-2019.



Super Lawyers is a rating service of outstanding lawyers from more than 70 practice areas who have attained a high-degree of peer recognition and professional achievement. Every year, *Super Lawyers* evaluates lawyers across the country for its annual list of Top Super Lawyers. Each candidate is measured against 12 indicators of peer recognition and professional achievement. The patented multiphase selection process is designed to create a credible, comprehensive and diverse listing of outstanding attorneys.



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