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Practice Areas

- Real Estate, Chair
- Business Law
- Construction Law
- Family Business Law
- Family Owned Businesses

Publications

- Good News for Builders and Developers!
- PA Extends Expiration Dates of Development Permits and Approvals

Caroline M. Hoffer

Partner

Caroline Hoffer chairs the firm's Real Estate Group and has significant experience in all aspects of real estate law. Caroline represents commercial, industrial and non-profit clients in the acquisition, development, construction, sale and like kind exchanges of real estate. She also prepares and negotiates industrial, commercial and office building leases and ground leases. She works with clients, and partners with environmental law attorneys in the firm, to develop real estate projects involving environmental issues, including obtaining Act 2 Buyer Seller Agreements with the Pennsylvania Department of Environmental Protection. Caroline advises on the choice of entity for real estate ownership to determine the structure that best suits her clients' needs, including limited partnerships and limited liability companies. Caroline also assists clients in evaluating financing options tailored to meet the scope and complexity of a particular project, including seller financing, bank financing, bonds, construction loans, mortgages and leasehold financing, and assists clients in applying for economic development grant opportunities through local, regional and state agencies and in complying with the terms of the various grant programs.

In zoning and land use planning matters, Caroline has extensive experience representing national, regional and local clients before planning, zoning and municipal boards in Southeastern Pennsylvania to obtain land development approvals, subdivision approvals, special exceptions, variances and conditional use approvals, and other permits and approvals, and, when necessary, represents clients in the appeal of these decisions through the judicial process. In addition to commercial, industrial and residential owners and developers, Caroline actively represents non-profit entities including hospitals, colleges, retirement communities and churches, in land development projects.

Caroline regularly represents owners, architects, contractors, construction managers and design-build participants in reviewing and negotiating architect agreements and construction contracts and resolving disputes, and provides ongoing counsel to help clients work through potential complexities and disputes that may occur during the construction process.

Education

- Villanova University, J.D., *cum laude*, *Order of the Coif*
- Millersville State College, B.A., *magna cum laude*

Community Involvement

Throughout her career, Caroline has been actively engaged in the community. Currently her community involvement includes:

- Millersville University of Pennsylvania Council of Trustees; Secretary, former vice president
- Thaddeus Stevens Orphans Home; board member, former vice president
- United Way of Lancaster County; member and former chair of Personnel Committee, former vice president of Administration and board member
- Millersville University Foundation; member and Chair of Audit Committee, former board president

Caroline's former community involvement includes:

- Leadership Lancaster; former board member
- Hospice of Lancaster County; former board president
- Hearing Conservation/Deaf Services Center; former board vice president
- Lancaster City Housing Board of Appeals; former member
- Manor Township Planning Commission; former member

Bar Admissions

- Pennsylvania, 1982
- United States Supreme Court
- U.S. District Court for the Eastern District of Pennsylvania

Professional Affiliations

- Lancaster Bar Association; former board president
- Pennsylvania Bar Association; member
- Pennsylvania Bar Association House of Delegates; delegate representing Zone 3
- Lancaster Bar Association Foundation; former member and president
- Lancaster Bar Association Judiciary Committee; former member and chair