

Land Use / Property Disputes

Landowners put themselves at great risk if they fail to assert – or too leniently assert – their property rights. Failures to address a neighbor's, tenant's or other party's use of your land can adversely impact its value and even result in a loss of ownership. Land use disputes can arise between a variety of parties, including neighbors; land-locked property owners and adjacent property owners; landowners and government agencies; and tenants and landlords. The land use dispute attorneys at Tully Rinckey PLLC in Albany, N.Y. have experience representing these parties in lawsuits in New York State, Massachusetts and Rhode Island. Our property litigation attorneys can provide aggressive representation in the following:

Access concerns

Adverse possession

Blocked waterway

Boundary disputes

Condemnation

Easements

Eminent domain

Evictions

Fence disputes

Licenses

Mediation

Ordinance violations

Pollution

Property damage

Rights of way

Runoff

Squatters

Theft of property

Tree trimming (branch and root)

Wetlands

Wrongful timber cutting/removal

It is crucial for landowners to consult with a property dispute lawyer immediately after problems arise or are discovered. Delays could cost them their property. For example, under New York's Real Property Actions and Proceedings Law, landowners could lose their property to another party through a process called "adverse possession." If the owner does not object to a party's open use of his or her property for a period of 10 years then this so-called "adverse possessor" could obtain a legal right to the land. A neighbor cannot adversely possess your property by engaging in "de minimus non-structural encroachments," such as planting or trimming hedges or shrubbery or lawn mowing. However, landowners must be especially careful when consenting to where a border fence is erected because the 10-year rule for adverse possession could be shortened in such cases when such structures stray onto your property. Our attorneys are extremely knowledgeable in land use and real estate litigation involving residential, commercial, industrial and agricultural property. In fact, our chief land use litigator is the long-time chairman of the Municipal Planning Board for the Town of Stockbridge, Mass. Tully Rinckey PLLC's property dispute lawyers can represent individuals and businesses throughout New York's Capital Region, including Albany, Colonie, Troy, Brunswick, Schenectady, Niskayuna, Saratoga Springs, and Clifton Park. Don't delay! Call one of our property use litigators in Albany, N.Y. at 1-888-Law-4-Life or e-mail info@1888-law4life.com

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The most popular City / Village / Town Courts our lawyers serve:

Albany, Altamont, Amsterdam, Berne, Bethlehem, Brunswick, Clifton Park, Cohoes, Colonie, Coeymans, Delaware, Duanesburg, East Greenbush, Fulton, Glens Falls, Glenville, Gloversville, Grafton, Greene, Guilderland, Hoosick, Hudson, Johnstown, Malta, Mechanicville, Menands, Montgomery, Nassau, New Scotland, Rensselaer, Rensselaerville, Rotterdam, Saratoga, Schenectady, Schoharie, Schodack, Scotia, Troy, Ulster, Voorheesville, Warren, Washington, Watervliet