



## James B. "Jim" Witkin

Partner

Washington, D.C.  
1717 K Street, N.W.  
Suite 900  
Washington, D.C. 20006  
ph: 301.961.5189  
fx: 301.654.2801  
jwitkin@linowes-law.com

### Practice Areas

Construction Contracts  
Environmental  
Real Estate

### Education

Harvard Law School, J.D., 1980, *cum laude*  
London School of Economics, Master's Degree, 1977, with distinction  
Harvard College, B .A., 1976

### Bar & Court Admissions

District of Columbia  
Maryland  
Massachusetts

James B. ("Jim") Witkin chairs the Environmental Practice at the firm. His practice lies at the intersection of real estate and environmental law, and is marked by an impressive record of achievements, as well as a staunch dedication to client service. He knows the real-world implications of how environmental laws affect his clients' businesses, and develops creative, efficient, and enduring solutions to difficult issues.

Jim has been a leader in environmental law for decades, with broad experience on the cutting edge of issues such as brownfields, underground storage tanks, mold, asbestos, radon, lead-based paint, vapor intrusion, and green buildings. He also has extensive experience in counseling clients on voluntary cleanup programs, environmental remediation, and environmental insurance. Jim's services include assisting clients with all aspects of environmental due diligence, drafting and negotiating complex transactional documents, and securing economic incentives for environmental cleanup activities.

Jim's unique blend of transactional and environmental experience gives him invaluable insight on how to pull the pieces together in complex real estate deals with an eye toward the redevelopment potential of both clean and environmentally impacted properties. In addition to serving all aspects of the real estate industry, Jim also works with manufacturing industries and the petroleum industry. His practice covers Maryland, Virginia, and Washington, D.C. representing clients before federal, state, and local environmental regulatory agencies, including the U.S. Environmental Protection Agency (EPA), Maryland Department of the Environment, D.C. Department of Energy and Environment, and Virginia Department of Environmental Quality.

Jim is also an experienced real estate transactional attorney, and is experienced in drafting construction contracts for clients. He prepares contracts between owners, contractors and architects, and the related agreements required for construction projects. He works with the AIA family of documents, and with other types of construction documents.

Continued

Jim's peers have recognized him as a respected leader in his field with membership both in the prestigious American College of Real Estate Lawyers, and the American College of Environmental Lawyers, providing him access to a large network of experienced real estate and environmental law thought leaders. He is the editor and contributing author of the book *Environmental Aspects of Real Estate and Commercial Transactions*, published by the American Bar Association (ABA)—the first book of its kind and an essential resource in a growing area of law.

In addition to his prolific body of published work, Jim has also served on the editorial boards of the *Practical Real Estate Lawyer*, published by the American Law Institute; *Real Estate/Environmental Liability News*, published by LRP Publications; and *The Underground Storage Tank Guide*, published by Thompson Publishing Group. For several years, he wrote and edited the "Environmental Law Update" column in *Probate & Property* magazine, published by the ABA.

Jim speaks regularly on environmental law, and has chaired and participated in national and local bar seminars on underground storage tanks, mold, asbestos, lead-based paint, and voluntary cleanup programs. He is the former co-chair of the Environmental Committee of the ABA's Section of Real Property, Probate, and Trust Law, and has served as vice chair of that section's Indoor Air Committee. He also served as policy chair of the Executive Committee of the Maryland Chapter of the National Brownfields Association. Jim has also been recognized within the firm with leadership positions on the Management Committee.

## Significant Projects

- Represented purchaser of former 150-acre automotive manufacturing facility that was developed into an office/industrial site (Chesapeake Commerce Center, Baltimore, Maryland); the site was remediated under both state and federal laws
- Represented owners of numerous properties that were successfully remediated under the D.C., Maryland, and Virginia voluntary cleanup programs
- Negotiated agreements with many oil companies on behalf of properties affected by releases from gas stations and other petroleum facilities
- Represented owners of multi-family properties in settlements with federal and state regulators over alleged lead paint violations
- Provided environmental due diligence counsel to owners and lenders on numerous properties (of all asset classes)
- Worked with clients to obtain brownfields (and other environmental) tax credits

## Honors & Distinctions

Selected annually by his peers for inclusion in *The Best Lawyers in America*© 2013-2019

Selected as a Fellow by The American College of Environmental Lawyers

Continued

Selected as a Fellow by The American College of Real Estate Lawyers

Listed in "Greater Washington Legal Elite," *Washington SmartCEO*, August 2005

## **Professional Background**

Linowes and Blocher LLP, Partner, 1993-Present

Content, Tatusko & Patterson, Partner and Associate, 1987-1993

Fried, Frank, Harris, Shriver & Jacobson, Associate, 1981-1987

## **News**

Linowes and Blocher Attorneys Recognized in The Best Lawyers in America 2020 Edition  
August 26, 2019

Witkin Speaks at ABA Environmental Master Class  
June 2019

Linowes and Blocher LLP Announces Exciting Changes with New Leaders at Practice Group and Management Committee Levels

Linowes and Blocher Attorneys Recognized in The Best Lawyers in America©  
August 15, 2018

Upcoming Deadlines for Washington, D.C. and Montgomery County Energy Benchmarking Reports  
March 13, 2018

The Gudelsky Family and Global LifeSci Development Corporation Obtain Important Approval for Viva White Oak  
January 9, 2018

Linowes and Blocher Attorneys Recognized in The Best Lawyers in America©  
August 15, 2017

Eleven Linowes and Blocher Attorneys Recognized in The Best Lawyers in America©  
August 15, 2016

12 Linowes Attorneys Named Best Lawyers  
August 17, 2015

Witkin Moderator and Panelist at Upcoming DC Bar Event on DC and MD Lead Paint Laws  
March 11, 2015

Continued

Witkin to Speak at Bar Association of Montgomery County Event

March 3, 2015

11 Linowes Attorneys Named Best Lawyers for 2015

August 15, 2014

Witkin Quoted in Urban Land Magazine's Mid-Atlantic Section

August 1, 2014

Alert: April 1st Deadline for D.C. Energy Benchmarking Law Compliance

March 26, 2014

Witkin Speaks at ABA Environmental Webinar

January 28, 2014

12 Attorneys Named Best Lawyers for 2014

December 13, 2013

## **Publications**

Get the Lead Out: Recent Developments in D.C. and Maryland Lead Paint Laws

March 2015

*Washington Lawyer*

Environmental Aspects of Real Estate and Commercial Transactions: From Brownfields to Green Buildings

2011

Maryland's Green Building Laws

September 2010

*Maryland Bar Journal*

The Environmental Windfall Lien

May 2010

*Probate and Property*

The New Environmental Reporting Law

November 2009

*Maryland Lawyer*

In the District, Green is Every Builder's Color

March 2009

*Washington Lawyer*

The Maryland Voluntary Cleanup Program

May 1, 2008

*Maryland Bar Journal*

Continued

D.C. Laws Make the Development of Contaminated Properties a Viable Option

February 2007

*Washington Lawyer*

Maryland Harvesting Brownfields for Growth

May 14, 2004

*Washington Business Journal*

Dealing with Dirty Dirt: The District of Columbia Voluntary Cleanup Program

January 2004

*Washington Lawyer*

There's a Fungus Among Us: Mold Attacks Real Estate

June 14, 2002

*Washington Business Journal*

New Law a Boost to Developers of Brownfield Sites

April 12, 2002

*Washington Business Journal*

## **Alerts**

Changes in DC and Maryland Lead Paint Laws

March 25, 2015

Maryland's Lead Paint Law Affects Additional Properties Starting January 1, 2015

December 18, 2014

MDE Moves Forward with Hazardous Substance Reporting Requirements

November 25, 2014

April 1st Deadline for D.C. Energy Benchmarking Law Compliance

March 26, 2014

Maryland's Green Building Laws

October 12, 2010

GOOD NEWS! AELR Passes the Emergency Stormwater Management Regulations

April 15, 2010

DEADLINE MARCH 22, 2010 to Submit Comments on MDE's Emergency Regulations

March 22, 2010

Continued

## **Affiliations & Community Involvement**

American College of Real Estate Lawyers, Fellow

American College of Environmental Lawyers, Fellow

U.S. Supreme Court Bar

Maryland State Bar Association

District of Columbia Bar

American Bar Association

National Brownfields Association, Maryland Chapter, former Executive Committee Member

ALI-ABA Environmental Law Advisory Panel, past Member

ABA Section of Real Property, Probate, and Trust Law, Environmental Committee, former Co-Chair