

Real Estate Law

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Related Services

Real Estate Law
Condominium Law
Landlord/Tenant Law
Management/Protection
of Real Estate
Real Estate Disputes and
Litigation
Real Estate Purchase &
Sale

Overview

Skilled counsel. Swift action. Protecting your property interests.

We represent buyers, sellers, landlords, tenants, and property owners in residential and commercial real estate matters, from transactions to disputes to ongoing property management.

The most expensive real estate problems are the ones discovered after closing. Title defects, undisclosed encumbrances, and zoning non-compliance can all survive a transaction and become the buyer's problem, which is why the legal review before closing matters more than most buyers realize. Massachusetts is one of the few states where an attorney is involved in virtually every residential closing, and that involvement should begin long before the closing table.

Cohen Cleary represents individuals, families, investors, and businesses in the full range of residential and commercial real estate matters. From first-time homebuyers seeking a home buying lawyer to experienced investors negotiating complex commercial acquisitions, from landlord-tenant disputes to boundary conflicts, our real estate attorneys provide the strategic guidance that protects your property interests at every stage.

Our Residential and Commercial Real Estate Services

Cohen Cleary's real estate practice spans five core service areas, each supported by attorneys who handle these matters daily:

Condominium Law

Representation of [condominium associations](#), boards, and unit owners in governance disputes, document interpretation, fee collection, and compliance with Massachusetts General Laws Chapter 183A.

Landlord/Tenant Law

[Counsel for landlords and tenants](#) in lease negotiations, eviction proceedings through summary process, security deposit disputes, habitability claims, and lease enforcement in both residential and commercial contexts.

Management and Protection of Real Estate

Legal strategies for [ongoing property ownership](#), including lien resolution, easement disputes, encroachment issues, quiet title actions, and asset protection planning.

Real Estate Disputes and Litigation

Advocacy in boundary conflicts, title claims, purchase and sale agreement breaches, adverse possession claims, and other property litigation, including matters before the Massachusetts Land Court. Clients who need a [property dispute lawyer](#) benefit from our familiarity with the

courts and registries where these matters are resolved.

Real Estate Purchase and Sale

Full [transactional support for buyers and sellers](#) in residential and commercial closings. As your real estate closing attorney, we handle purchase and sale agreement review, title examination, financing coordination, and closing.

How We Help with Real Estate Transactions and Disputes

Cohen Cleary's real estate attorneys handle both the transactional and litigation dimensions of property law across Massachusetts and Rhode Island. Real estate matters carry financial consequences that extend well beyond the initial transaction. A missed title defect can cloud ownership for years. A poorly drafted lease can expose a landlord to treble damages under the Massachusetts security deposit law. A boundary dispute left unresolved can mature into an adverse possession claim that permanently transfers property rights. [Our attorneys](#) approach every matter with the understanding that the stakes are real and the margin for error is narrow.

We tell our clients that a real estate closing is not just a signing ceremony. It is the point at which every contractual obligation, title condition, and financing requirement must align. Our attorneys review purchase and sale agreements with an eye toward contingencies that protect our clients and deadlines that preserve their options. For disputes, we evaluate the factual record, assess litigation risk, and develop strategies calibrated to the specific court or forum where the matter will be heard. Attorneys who regularly appear in Bristol County Superior Court or before the Massachusetts Land Court understand the procedural realities and scheduling patterns that shape the case trajectory. That familiarity influences how we prepare, how we advise, and how we position matters for resolution.

Why Choose Cohen Cleary

At Cohen Cleary, our practice teams combine deep subject-matter experience with disciplined execution and responsive client service. We do not take a one-size-fits-all approach. Every matter is handled with careful preparation, clear communication, and a strategy tailored to the client's goals and the realities of the forum.

Clients choose Cohen Cleary because we deliver:

Practice-Focused Legal Experience

Our attorneys work in defined practice areas, allowing us to develop practical insight into the legal, procedural, and regulatory nuances that matter most in each case. This focus allows us to anticipate issues, avoid unnecessary delays, and position matters for efficient resolution.

Clear Guidance and Proactive Communication

We prioritize clarity at every stage. Clients receive straightforward explanations of their options, timely updates on developments, and practical advice grounded in real-world outcomes.

Strategic Advocacy with Trial Readiness

Whether a matter calls for negotiation, mediation, or litigation, our attorneys prepare every case with discipline and foresight. We pursue efficient resolution when possible and are fully

prepared to advocate aggressively when necessary to protect our clients' interests.

Regional Knowledge and Local Presence

With offices throughout Massachusetts and experience across New England courts and agencies, we bring local insight and regional reach to every matter.

Client-Centered Service

We treat every matter with urgency and respect. Our clients rely on us for responsive service, sound judgment, and steady counsel through complex legal challenges.

In our Real Estate work, this approach helps clients navigate transactions, disputes, and ongoing property matters with clarity, efficiency, and confidence.

Our Approach: Title Review, Due Diligence, and Strategy

Every real estate engagement begins with a thorough assessment of the property record. For transactional matters, that means examining the chain of title at the applicable Registry of Deeds, reviewing outstanding liens and encumbrances, confirming zoning compliance, and identifying any recorded restrictions that could affect intended use. Massachusetts maintains both registered (Land Court) and recorded land systems, and the distinction matters. Registered land carries different procedural requirements for transfers, mortgages, and title clearance. Our attorneys know which system governs a particular parcel and structure closing documents accordingly. For litigation matters, we evaluate the strength of the legal position, the practical realities of the forum, and whether early resolution or full trial preparation best serves the client's objectives.

Providing Real Estate Legal Services Across New England

Cohen Cleary maintains offices in [Taunton](#) and [Plymouth](#), providing real estate legal services to clients throughout Massachusetts and Rhode Island, with the capacity to serve clients across New England. Our attorneys regularly handle Bristol County real estate recordings and transactions, and appear in courts across southeastern Massachusetts and Greater Boston. Clients seeking a property lawyer in Taunton or a Plymouth closing attorney benefit from our team's direct engagement with the local registries, recording requirements, and court procedures in those communities.

Schedule a Consultation With a Massachusetts Real Estate Attorney

Real estate decisions carry long-term financial consequences. If you are closing on a property, managing a tenancy dispute, or protecting an investment, [contact](#) Cohen Cleary to schedule a consultation with a real estate attorney Massachusetts clients trust. Reach our offices in [Taunton](#) or [Plymouth](#) to discuss your matter.

Frequently Asked Questions About Real Estate Law

Do I need a home-buying lawyer to purchase a house in Massachusetts?

Homebuyers often search for a real estate lawyer near me without fully understanding the role an attorney plays in a Massachusetts transaction. The state does not legally require buyers to hire an attorney, but the standard practice is for both buyer and seller to have separate legal representation. Your attorney reviews the purchase and sale agreement, conducts or reviews the title examination, prepares closing documents, and ensures that the transaction closes properly. Given the financial magnitude of most home purchases, proceeding without legal counsel creates unnecessary risk.

What is a title examination, and why does it matter?

A title attorney reviews the property's ownership history through recorded documents at the Registry of Deeds to identify any defects, liens, easements, or encumbrances that could affect your ownership rights. Title insurance provides a layer of protection, but it does not substitute for a thorough attorney review. Title insurance covers what was missed; a proper title examination aims to ensure nothing is missed in the first place.

Can a landlord evict a tenant without going to court in Massachusetts?

No. Massachusetts requires landlords to follow the summary process procedure, which involves serving a legally compliant notice to quit, filing a complaint in the appropriate court, and obtaining a court judgment before any eviction can occur. Self-help evictions, such as changing locks or shutting off utilities, are illegal and can expose the landlord to significant liability.

What should I know about buying or selling a condominium?

Condominium transactions involve additional legal considerations beyond a standard residential purchase. Buyers should review the master deed, declaration of trust, rules and regulations, and recent financial statements of the association. Under M.G.L. c. 183A, sellers must provide a resale certificate containing specified financial and legal information about the association. Our attorneys review these documents to identify potential issues before closing.

How are real estate disputes typically resolved?

Resolution depends on the nature and complexity of the dispute. Many boundary disagreements, easement conflicts, and contract disputes can be resolved through negotiation or mediation. When litigation is necessary, matters may be heard in Superior Court, District Court, or the Massachusetts Land Court, depending on the type of claim. Some disputes, particularly those involving registered land or complex title questions, fall within the Land Court's specialized jurisdiction. Our attorneys evaluate each matter and recommend the approach most likely to achieve an efficient, favorable outcome.