NEW YORK'S PREMIER
REAL ESTATE LAW FIRM®

ROSENBERG & ESTIS, P.C.

ACCESSIBILITY AND HUMAN RIGHTS COMPLIANCE

OUR PRACTICE

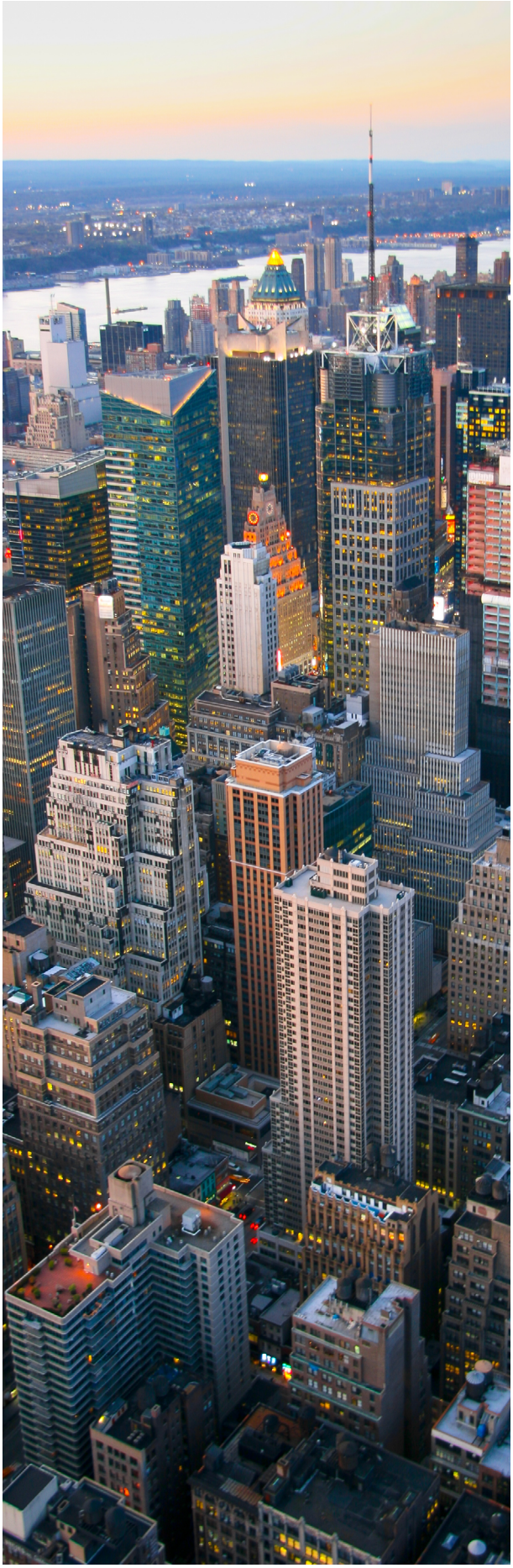
The Accessibility and Human Rights Compliance Group of Rosenberg & Estis, P.C. is experienced in navigating an evolving and increasingly active civil rights enforcement landscape. With a surge in enforcement actions by advocacy organizations and government agencies, increased use of "tester" claims and organizational standing theories, and recent federal appellate and Supreme Court decisions narrowing standing and creating opportunities for early dispositive motion practice, the Civil Rights Group actively litigates these issues and provides consistent, high-quality advice across matters.

OUR SERVICES

- Defense of civil litigation under the FHA, ADA, and local laws
- Defense of administrative proceedings and investigations before the Commission, Division, DOJ, and Attorney General
- Policies, procedures, and training for Human Rights Law compliance
- Advising on reasonable accommodations and modifications
- Counseling on source of income and criminal history in tenant screening
- Accessibility compliance in development, construction, and renovations
- Human Rights considerations in leases and related agreements
- General Human Rights advisory services

NOTABLE WORK

- Defense of civil litigations alleging violations of the FHA, brought by Federal agencies, private individuals, and nonprofit organizations alleging organizational standing. Notable representations include, but are not limited to:
    - *Fair Housing Justice Center v Beechwood Merrick LLC , et. al.*, 24-cv-00858, United States District Court for the Eastern District of New York.
    - *Fair Housing Justice Center v Chess Builders, et al.*, 23-cv-10965, United States District Court for the Southern District of New York.
    - *The Fortune Society, Inc. v. iAfford NY, LLC,* 22-cv-06584, United States District Court for the Eastern District of New York.
    - *Fair Housing Justice Center v Bruckner Tower LLC, et. al.,* 19-cv-08622, United States District Court for the Southern District of New York.
    - *Maxey v Albee Tower 1 Owners LLC, et. al.,* 17-cv-03676, United States District Court for the Eastern District of New York.
    - *Lipson v Lichter Real Estate Number One, LLC,* 17-cv-00057, United States District Court for the Southern District of New York.
    - *United States of America v The Durst Organization, et. al.,* 14-cv-2698, United States District Court for the Southern District of New York.
- Defense of civil litigations alleging violations of the ADA in commercial facilities and public accommodations. Notable representations include, but are not limited to:
    - *Lopez v 139 Essex Street LLC et. al.,* 24-cv-02397, United States District Court for the Southern District of New York.
    - *Carlos Ruiz Florez v Eastern Pork Products Company LLC et. al.,* 24-cv-01328, United States District Court for the Southern District of New York.
    - *Vuppala v. Penn 1 Garage LLC et. al.*, 23-cv-09969, United States District Court for the Southern District of New York.



- *Girotto v Dust Of Gods NY LLC et. al.*, 23-cv-08732, United States District Court for the Southern District of New York.
- *Pierre v Valdeyan Corp. et. al.*, 23-cv-04946, United States District Court for the Southern District of New York.
- *Swartz v Mint House Inc.*, 22-cv-00245, United States District Court for the Southern District of New York.
- *Vuppala v 1133 6th Avenue Garage LLC et. al.*, 21-cv-08163, United States District Court for the Southern District of New York.
- *Adams v 339-347 East 12th Street Investor, LLC et. al.*, 21-cv-06441, United States District Court for the Southern District of New York.
- *Acevedo v The Helena Associates LLC et. al.*, 20-cv-04225, United States District Court for the Southern District of New York.
- *Slone v Nuve Miguel Crop. Et al.*, 19-cv-07573, United States District Court for the Southern District of New York.
- *Juscinska v Jack's Coffee II, LLC, Churn LLC, and Yarrow LLC*, 19-cv-04559, United States District Court for the Southern District of New York.
- *Vuppala v APM MC USA*, 19-cv-03912, United States District Court for the Southern District of New York.
- *Girotto v Djula Soho LTD and VNO 155 Spring Street LLC*, 17-cv-05593, United States District Court for the Southern District of New York.
- *Parenteau v Moe Larry Cheese d/b/a Le CouCou*, 17-cv-4885, United States District Court for the Southern District of New York.
- *Hamill v Ackrik Associates L.P., Red Robin International, Inc., UE 2100 Route 38 LLC and Urban Edge Properties LP*, 17-cv-03175, United States District Court, District of New Jersey, Camden Division.
- *De La Rosea v 4 UUS LLC and Forever 21 Retail, Inc.*, 17-cv-02764, United States District Court for the Southern District of New York.
- *Sigmon v Urban Edge Properties, LP, Best Buy Stores, L.P. and PetSmart, Inc.*, 18-cv-01354, United States District Court for the Division of South Carolina, Charleston Division.
- *Doncouse v 72 Soho Nails Inc. and 68-74 Thompson Realty LLC*, 17-cv-837, United States District Court for the Southern District of New York.

- *Brown v Hudson Associates Limited Partnerships*, 17-cv-00503, United States District Court, District of New Jersey, Newark Division.
- *Groper v 160 East 48th Street Owner II LLC, et ano.*, 16-cv-05377, United States District Court for the Southern District of New York.

- Defense and dismissal of Administrative Proceedings brought by the New York City Commission on Human Rights and the New York State Division of Human Rights. Notable representations have included securing dismissal at the pleadings stage of (i) a wide variety of administrative proceedings alleging that nationally recognized housing providers have discriminated on the basis of age, color, creed, disability, familial status, lawful source of income, marital status, national origin and partnership status, and (ii) a petition seeking penalties, injunctive relief and damages for alleged inaccessible conditions and discriminatory business practices and a nationally recognized multi-purpose indoor entertainment arena in New York City.
- Provide general counsel to 1,100 apartment complex in Yonkers including, without limitation, issues pertaining to regulatory compliance, discrimination complaints, and tenant disputes.