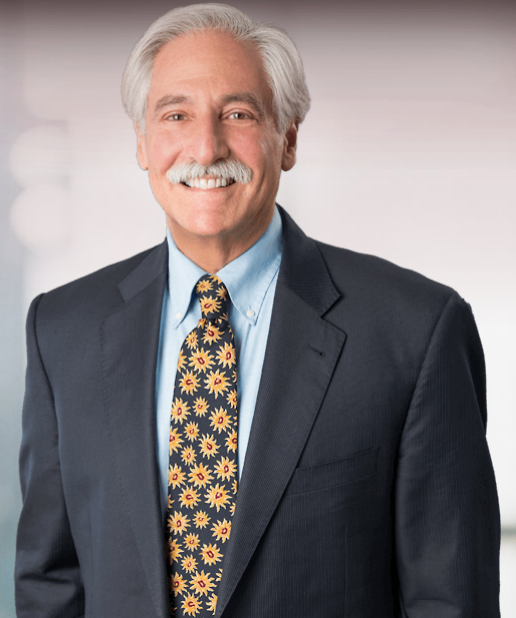


Douglas M. Bregman

Partner

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PRACTICE AREAS

- Commercial Real Estate
- Litigation
- Business Law
- Alternative Dispute Resolution
- State & Local Entities
- Estates, Trusts & Probate
- Personal Representation
- Zoning & Land Use

EDUCATION

- J.D. 1974
Georgetown University Law Center
Washington, D.C.
- B.A. 1971, with Honors in
Political Science
Colgate University
Hamilton, N.Y.

BAR ADMISSIONS

- Maryland, 1974
- District of Columbia, 1975
- U.S. District Court, District
of Maryland, 1975
- U.S. District Court, District
of Columbia, 1975
- U.S. Court of Appeals,
District of Columbia Circuit,
1976

Overview

Mr. Bregman has maintained a law practice for over forty years that focuses on real estate and business transactions; mediation and arbitration; civil litigation; and receiverships, trusts, and estates.

In his real estate practice, Mr. Bregman represents buyers, sellers, lenders, developers, property owners, management companies, contractors, landlords, and tenants through all stages of acquisition, disposition, financing, construction, due diligence, leasing, litigation, and management. His practice includes the representation of clients in transactions related to all types of commercial real estate assets, including office, retail, industrial, multifamily, mixed-use properties, and hotels, as well as unimproved land. He routinely drafts, negotiates, and interprets purchase and sale agreements; development agreements; leases; ground leases; management agreements; licensing agreements; loan term sheets and documents; operating agreements; and closing documents.

His real estate clients include publicly traded companies, national real estate investment trusts, governmental and quasi-governmental agencies, financial institutions, public utilities, and a wide variety of other commercial real estate developers and property owners.

He is a fellow of the American College of Real Estate Lawyers (ACREL). He has taught commercial real estate courses for more than 30 years. Since 1992, he has served as Adjunct Professor of Law at Georgetown University Law Center. Since 2011, he has served as a Lecturer in Law (Adjunct Professor) at Columbia Law School. Beginning in 2023, he will be an Adjunct Professor at Howard University School of Law.

- U.S. Court of Appeals, 4th Circuit, 1975
- Supreme Court of the United States, 1978

RELATED NEWS

- [BBS&G is Bethesda Magazine's #1 "Top Place to Work"!](#)
- [Opportunity Zone Tax Incentives To Stimulate Investment In Designated Communities Across USA](#)
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- ["D.C. Lawyers Advance Civil Lawsuit vs. Republic of Turkey Over Beating of Protesters on U.S. Soil" – WallStreetNorth.com](#)
- ["Douglas M. Bregman \(L'74\): Making a Difference" – Georgetown Law](#)
- ["He's Suing the Turkish Government" – Colgate Magazine](#)
- ["MoCo planning board appoints independent counsel to investigate Farm Road dispute" – The Washington Post](#)
- [BBS&G Featured in Bethesda Magazine's "Ask the Attorneys" Profile Section](#)
- ["Mediation of Real Estate Disputes"; The Practical Real Estate Lawyer; The American Law Institute – Continuing Legal Education \(ALI CLE\), Volume 35, Number 6, November 2019](#)
- ["DC Court: Turkey must face charges in Sheridan Circle](#)

Mr. Bregman also has substantial litigation experience. He has represented clients in business disputes, condemnation cases, contract actions, complex litigation, professional malpractice litigation, personal injury lawsuits, and general civil litigation.

He has also testified as an expert witness in various lawsuits before the state and federal courts of the District of Columbia, Maryland, and Virginia. He has been accepted as an expert in real estate, legal ethics, and estates and trusts.

Mr. Bregman has been recognized by *Best Lawyers* (Real Estate), *Super Lawyers* (Maryland and the District of Columbia), and as a Top Lawyer by *Washingtonian* magazine. He was also included in the 25th Anniversary Edition of *The Best Lawyers in America® – Specialty of Real Estate Law*.

Mr. Bregman served on the Maryland Appellate Judicial Nominating Commission and now is the Chairman of the Board of Trustees of the Maryland Client Protection Fund. He has been a Professor of Negotiation and Mediation Skills at the Institute for International Mediation and Conflict Resolution (IIMCR), and since 1993, he has been an Author and Lecturer for the International Council of Shopping Centers (ICSC) Law Conference.

Professional Affiliations

- Fellow of the American College of Real Estate Lawyers (ACREL); Elected 2004
- Chairman, Board of Trustees, and Treasurer, Client Protection Fund of the Bar of Maryland, 2002-Present
- Member, Appellate Courts Judicial Nominating Commission, 2007-2019
- Member, Montgomery County Executive's Economic Advisory Group
- Member, Maryland Court of Appeals, Public Trust & Confidence Committee, 2000-2014
- Member, Board of Directors, Montgomery County, Maryland, Bar Foundation, 1992-2012
- Inquiry Panel Member for the Attorney Grievance Commission of Maryland
- Review Board Member for the Attorney Grievance Commission of Maryland
- Member, Board of Directors, and Treasurer, Maryland Legal Services Corporation, 2000-2007
- Trustee, Maryland Bar Association Insurance Trust
- Chairman of the Maryland State Bar Association's Task Force on Civil Litigation Costs
- American Bar Association, House of Delegates, 2000-2001
- Chairman of Alternative Dispute Resolution Section of Montgomery County Bar Association (1994-1997); Faculty

Member for Mediation Training Courses Sponsored by Montgomery County Bar Association; Court Appointed Mediator for the Circuit Court for Montgomery County, Maryland (1994-Present); Private Mediator for Non-Court Appointed Legal Matters

- Governor’s Advisory Council on Landlord & Tenant Affairs, 1991-1995
- Governor’s Landlord and Tenant Law Study Commission, 1984-1991
- Real Property Planning and Zoning Section Council for the Maryland State Bar Association
- President, The Bar Association of Montgomery County, Maryland, 1998-1999
- Member, Board of Governors of the Maryland State Bar Association
- Chairman of the Young Lawyers Section of the Maryland State Bar Association, 1982-1983
- Member, Board of Directors of Dart Group, Crown Books, Trak Auto, Shoppers Food Warehouse, 1993-1997
- Member, Board of Directors of American Bank, 2002-2007

Faculty Positions

- Columbia Law School, Adjunct Professor (Lecturer in Law), 2011-Present; course entitled: “Drafting and Negotiating Commercial Real Estate Documents: Contracts, Loan Documents, and Leases”
- Georgetown University Law Center, Adjunct Professor of Law, 1992-Present; course entitled: “Drafting and Negotiating Commercial Real Estate Documents: Contracts, Loan Documents, and Leases”
- Howard University School of Law, Adjunct Professor of Law, 2023
- Professor, Business Law and Real Property Law, University of Maryland , University College , 1979 – 1981
- Instructor, Multiple Continuing Legal Education Courses in Real Estate and Business, 1975 – Present
- Author & Lecturer for several Georgetown University Law School Continuing Education Programs, 1982 – Present
- Maryland Bar Review Institute, Inc., Instructor of Real Property
- Institute for International Mediation and Conflict Resolution (IIMCR), Professor of Negotiation and Mediation Skills
- International Council of Shopping Centers (ICSC) Law Conference, Author and Lecturer

Books, Articles and Seminars

Books, Chapters and Articles:

- *Maryland Landlord-Tenant Law, Practice and Procedure (LexisNexis, Fifth Edition 2021)*
- “Real Estate Brokerage Laws and Customs: Maryland”; Thomson Reuters Practical Law State Q&A (revised January

2022)

- “Ground Leases: Key Negotiated Provisions, Financing Issues”; Strafford Webinars, June 21, 2021
- “Managing Commercial Real Estate Leases: Maryland”; Thomson Reuters Practical Law State Q&A (revised September 2020)
- “Real Estate Closings Gone Wrong”; National Business Institute – Online Seminar, August 2020
- “Mediation of Real Estate Disputes”; *The Practical Real Estate Lawyer*; The American Law Institute – Continuing Legal Education (ALI CLE), Volume 35, Number 6, November 2019
 - *Practice Manual for the Maryland Lawyer*, Fourth Edition, Chapter Ten “Landlord and Tenant”; MSBA, 2019
- *Commercial Real Estate Transactions Handbook* (Wolters Kluwer, 4th Edition, 2009); Chapter 5A, “Negotiating the Purchase and Sale Contract” (revised 2019)
- *The Common Sense Guide to Successful Real Estate Negotiation* (hard-cover, 1987); with Peter G. Miller, Harper & Row Publishers, Inc.; revised edition, *Successful Real Estate Negotiation*, Harper Perennial (paperback 1988, 1993)
- *Negotiating the Commercial Lease*, Lorman Education Services, April 10, 2014
- “Is There Tortious Liability for a Flawed Title Search?”; *The Maryland Bar Journal*, Volume XLV, Number 4, July/August 2013
- “Court of Appeals of Maryland Decides that a Contract Provision Does Not Mean What It Says”; Maryland State Bar Association, Real Property/Ground Rules, Winter 2012
- “The Mediation of Real Estate Disputes”; *The ACREL Papers – Spring 2012*, The American Law Institute – Continuing Legal Education (ALI CLE) – Online CLE
- “Acceleration of Rent in the Commercial Lease”; Maryland State Bar Association, Real Property/Ground Rules, Winter 2011
- “Wind Farm Leasing”; Maryland State Bar Association, Real Property/Ground Rules, Summer 2009
- *Residential Landlord and Tenant Issues*, published by MICPEL

Seminars:

- Author and Lecturer in several programs given by The Maryland Institute for the Continuing Professional Education of Lawyers, Inc. (MICPEL)
- Author and Lecturer in several Georgetown University Law School Continuing Legal Education (CLE) programs
- Author and Lecturer for several programs given by Lorman Education
- Author and Lecturer for several programs given by Strafford Webinars
- Author and Lecturer for several programs given by the National Business Institute
- Instructor of Real Property for Maryland Bar Review Institute, Inc.

- Professor of Negotiation and Mediation Skills for Institute for International Mediation and Conflict Resolution (IIMCR)
 - Author and Lecturer for the International Council of Shopping Centers (ICSC) Law Conference
 - Author and Lecturer for the American College of Real Estate Lawyers (ACREL)
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Awards

- Named “Distinguished Maryland Real Property Practitioner” for 2016-2017 by the Maryland State Bar Association’s Real Property Section
 - Georgetown University Vicennial Medal, 2016
 - Human Rights and Justice Champion, Maryland Legal Aid, 2011
 - Georgetown University Law Center’s Charles Fahy Distinguished Adjunct Professor of the Year Award, 2008
 - Montgomery County, Maryland, Bar Foundation Honorary Life Bar Leader, 2007 Award
 - Maryland State Bar Association’s Pro Bono Service Award, 2006
 - Montgomery County, Maryland, Bar Foundation’s Pro Bono Service Award, 2006
 - Selected by *The Daily Record* as a recipient of the Top Leadership in Law Award, 2007
 - Men’s Club Kovod Award for Community Service, Congregation Beth El of Montgomery County, 2003
-

Honors

- Listed in *Best Lawyers (Real Estate)* in the Washington Metropolitan Area
 - Listed in *Super Lawyers* for Maryland and the District of Columbia
 - Selected by *Washingtonian* magazine for the Washingtonian’s Top Lawyer’s Lifetime Lawyer Award
 - Included in the 25th Anniversary Edition of *The Best Lawyers in America® – Specialty of Real Estate Law*
-

Community Involvement

- Board of Trustees, Holy Cross Hospital Foundation
- Legal Counsel, Hoyer for Congress Campaign
- Participant, Big Brothers of America, Inc.
- Co-chair, American Associates of Ben-Gurion University of the Negev
- Board of Directors of Beth El Congregation, Montgomery County, Maryland
- International Commission on Holocaust Era Insurance Claims Task Force
- Board of Directors of the Homeless Persons Representation Project
- Board of Directors of Maryland Legal Aid

