



HANSON BRIDGETT SENIOR HOUSING & CARE PRACTICE



Since the early 1960s, Hanson Bridgett has led the way in furnishing legal services and business advice to residential communities, long-term care providers and specialized enterprises that serve senior citizens. Today, the firm serves as general and special counsel to over 250 clients in the field, including operators of established facilities, developers undertaking new ventures, and lenders and investors seeking to acquire existing properties. Among our clients are many of the major national companies, nonprofit providers, investors, lenders, associations, and individual facilities active in the field.

Our attorneys have distinguished themselves nationally by authoring the major business/legal treatise on senior housing and care facilities, through frequent speaking engagements at conferences throughout the country, by writing articles for state and national publications, and by serving in significant leadership capacities in such organizations as the American Seniors Housing Association, the American Association of Homes and Services for the Aging, the Assisted Living Federation of America, the National Association of Senior Living Industry Executives, the California Association of Homes and Services for the Aging, and the California Assisted Living Association.

Our representation encompasses numerous types of properties and providers including:

- assisted living communities
- independent living properties
- continuing care retirement communities (CCRCs)
- HUD financed housing
- seniors apartment units
- cooperatives and condominiums
- skilled nursing facilities
- home health agencies
- adult day care providers

The firm also represents hospitals, psychiatric facilities, intermediate care facilities, clinics, physician groups, health maintenance organizations and other health care providers, as well as a wide variety of other for-profit and nonprofit corporations, companies, associations and partnerships, including real estate developers.

A member of Globalaw, we assist clients, in cooperation with our affiliated law offices, in almost all areas of the U.S. and in major countries throughout the world.

Our legal services in the area of senior housing and care include:



Business Structuring, including basic business and tax planning for developers and operators; corporate articles and bylaws; LLC and partnership formation; tax planning and advice; project restructuring; joint venture agreements (including agreements between nonprofit and for-profit partners); applications for tax exemption and letter rulings; trademark and copyright issues.

Regulatory Matters, including new facility licensure; real estate approvals; continuing care compliance; facility construction and fire safety standards; Medicare and Medicaid certification and decertification; nursing and assisted living license revocation and citation appeals; corporate compliance programs.

Project Development and Acquisition, including due diligence; real estate purchases; structuring and approval of condominiums and cooperatives; zoning and land use planning; design and construction issues; corporate and financial structures; management contracts; resident fee agreements; leases; trusts; powers of attorney; escrow agreements; employee contracts; health services agreements; review of marketing plans; admission and discharge policies; assisting in establishing long-term care insurance programs; general insurance coverage advice; and securities registration issues.

Operations, including compliance with antidiscrimination laws such as the Americans with Disabilities, Fair Housing and Age Discrimination acts; resident admissions, transfers and evictions; participation in managed care networks; estate claims; collective bargaining, wage-hour, employment discrimination and wrongful termination issues; employee benefits; conservatorships; right to die issues; contract disputes; antitrust matters; general litigation; tendering insurance claims and advocating for maximum coverage; and advice on the entire spectrum of daily operational issues.

Financing, including construction loans, permanent financing, and refinancing; conventional and tax-exempt financing; limited partnership offerings; credit enhancement; low income housing and rehabilitation tax credits; HUD direct loans and insured loans and other governmental debt and grant funding.

Litigation and Dispute Resolution, including defending lawsuits involving elder abuse, personal injury, wrongful death, employment and breach of contract claims; litigating federal and state licensing citation and deficiency appeals; and reimbursement appeals.

Legislative and Administrative Advocacy, including state and federal advocacy and negotiation with legislative bodies and administrative agencies; drafting and analysis of proposed legislation and regulations.

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