

## GOVERNMENT AND REGULATORY

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Rutan & Tucker has expertise in resolving state and local regulatory challenges.

Successful projects in California must navigate complex regulatory systems governing all aspects of land use, housing and business activities. These systems present both challenge and opportunity. The key to avoiding one and maximizing the other is knowledge of governmental law and California's stringent environmental regulations—the kind of expertise you can depend on from Rutan & Tucker.

Our Government and Regulatory Group represents both public and private clients in matters pertaining to governmental entities and regulation. On the public side, we currently represent scores of public agencies as general counsel, city attorney or special counsel. Our clients include cities, school and community college districts, water districts, public finance authorities, community service districts, counties, and other local governmental entities. The firm's local government presentation extends from advising agencies in public meetings, to representing entities in regulatory, transactional, finance and inter-governmental matters, to prosecuting and defending local agencies in litigation or administrative proceedings covering the entire spectrum of public law. On the private side, we advise private individuals, developers, property owners, commercial and industrial concerns, community organizations and other private entities that have dealings with governmental agencies. Our expertise extends not only to substantive regulatory requirements and restrictions, but also the rules governing the review and processing of entitlements and approvals, and the specialized procedures for challenging or defending governmental decisions both administratively and in litigation. Our expertise includes, but is not limited to:

- Municipal Law
- Water Law
- Education Law
- Election Law
- Conflicts of Interest Law
- Land Use, Zoning, CEQA and Subdivision Law
- Eminent Domain, Inverse Condemnation, and Property Valuation
- Public Sector Personnel and Labor Law
- Public Contracting and Prevailing Wage Compliance
- Federal, State, and Local Regulatory Permitting
- Municipal Finance
- Affordable Housing and Economic Development
- Property Taxes, Fees, Assessments and Exactions