



ROSENBERG & ESTIS, P.C.

Comprehensive Real Estate Representation

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Nicholas Kamillatos

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Nicholas Kamillatos joined Rosenberg & Estis in 1982, and became a partner in June, 1989. For three decades, he has represented property owners and lenders in numerous litigations and development projects involving virtually every administrative and regulatory agency that has jurisdiction over real estate in New York City. Those agencies include the New York State DHCR and Office of Attorney General, the New York City HPD, ECB, and HDC, and federal matters at HUD.

As a member of the firm's Administrative Group, Nick Kamillatos has advised property owners on how to best deal with overlapping regulations relating to the ownership, financing and redevelopment of residential properties. He developed a due diligence system which allows buyers and lending institutions to confirm the validity and enforceability of apartment building rent rolls using the State's rent registration database. Mr. Kamillatos also assists Mitchell-Lama property owners to establish the highest possible rent levels after the properties leave the Mitchell-Lama system. He won a groundbreaking appeal to the State's highest court establishing property owners' right to apply for substantial rent increases after Mitchell-Lama regulation ends, *KSLM-Columbus Apartment, Inc. v. DHCR*, 2005. Additionally, Mr. Kamillatos has represented high profile not-for-profit institutions in redeveloping their institutional real estate for non-profit purposes.

Mr. Kamillatos has lectured as a recognized administrative law expert at the Real Estate Board of New York, the Community Housing Improvement Program, Inc., and at bar association seminars convened by the Association of the Bar of the City of New York and the New York County Lawyers' Association.

NICHOLAS KAMILLATOS

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Areas of Practice

Rent Regulation & Administrative Law
Landlord Tenant Law
Real Estate Development

Bar Admissions

New York, 1983
U.S. District Court, Southern District of New York, 1983
U.S. District Court, Eastern District of New York, 1983
U. S. Court of Military Appeals, 1990

Education

The George Washington University Law School, J.D. - 1982
Honors: Member, Moot Court Honor Board
State University of New York at Stony Brook, B.A. (*magna cum laude*) - 1979
Honors: Pi Sigma Alpha
Honors: With High Honors

Representative Cases

*KSLM-Columbus Apartments, Inc v. New York State Division of Housing and Community
Renewal*, 5 N.Y.3d 303 801 N Y.S.2d 783 (2005)

Classes/Seminars

Real Estate Broker Licensing Course (Instructor), Real Estate Board of New York
Real Property Law Committee (Instructor), Association of the Bar, City of New York

Professional Associations and Memberships

New York City Bar Association, Member, Housing and Urban Development Committee,
1992 - 1996
New York City Bar Association, Secretary, Committee on Military Affairs and Justice,
1989 - 1991