



HARRIS W. DAVIDSON

ASSOCIATE - Litigation

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Practice Areas

Litigation
Commercial Lease Disputes
Co-op / Condo Disputes
Construction Disputes and Adjoining Access Issues
Landlord / Tenant Disputes, including *Yellowstone* Injunctions
Contract Disputes
Partnership and Joint Venture Disputes
Mechanics' Lien Proceedings
Reorganization & Bankruptcy
Mechanics' Lien Proceedings
1031 Exchanges
Leasing
Ground Leases

Bar Admissions

New York, 2018
Florida, 2015
U.S. District Court Southern District of New York, 2022
U.S. District Court Eastern District of New York, 2022

Education

Georgetown University Law Center

• J.D. - 2015

Externships, Journal and Activities:

- United States District Court for the District of Columbia, the Honorable Barbara J. Rothstein
- United States Department of Justice, Criminal Division, Public Integrity Section
- United States Attorney's Office for the District of Columbia, Criminal Division, Major Crimes Unit

Harris W. Davidson joined Rosenberg & Estis, P.C. in 2022 and is an Associate with the firm's Litigation Department.

Harris litigates complex commercial matters in federal courts, New York state courts, and arbitral bodies. He represents a wide range of real estate entities, including landlords, fee simple owners, co-op boards, ground lessees, commercial development companies, and joint venturers in disputes, corporate dissolutions, and matters of regulatory compliance. As a sophisticated negotiator, Harris works towards mitigating and eliminating his clients' exposure by achieving successful early resolutions.

When litigation is unavoidable, Harris brings to bear his formidable skills as a trial attorney to put his clients in favorable positions to win. Harris has first or second-chaired 20 jury trials and 23 bench trials. He has also taken and defended over 100 depositions, including depositions of expert witnesses.

Prior to joining Rosenberg & Estis, Harris was an Associate at a boutique commercial litigation firm and an Associate at an AmLaw 100 firm. Following law school, Harris was a prosecutor at the Miami Dade State Attorneys' Office.

Work Highlights

Real Estate Litigation

- Successfully represented numerous commercial landlords in connection with COVID-19 breach of lease disputes and actions against retail and office tenants and obtained multiple million-dollar judgment and settlements on behalf of clients.
- Successfully defended a multi-family property owner in connection with an action for breach of the purchase and sale agreement brought by the developer that purchased the property.
- Successfully represented multiple commercial landlords in connection with actions to recover COVID-19 rent arrears from commercial and personal guarantors of retail and office leases, both before and after the Guaranty Law was declared unconstitutional.
- Successfully defended the depositions of a commercial landlord's security personnel in connection with a wrongful termination action.
- Represented multiple rent-controlled and rent-stabilized multi-family property owners in connection with non-primary residence and suc-



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HARRIS W. DAVIDSON

• *Georgetown Journal of Law and Modern Critical Race Perspectives*, Senior Editor

• Barristers' Council (Moot Court and Mock Trial) Managing Director

The George Washington University

• B.A. in Political Science (*cum laude*) - 2012

Externships:

• Office of Senator Richard Blumenthal; Office of Congressman Jim Himes

cession actions against residential tenants and occupants.

- Represented a co-op board in connection with a derivative action brought by a shareholder of the co-op.
- Represented multiple property developers in disputes with residential holdouts and obtained successful results both in and out of court.
- Represented a warehouse owner and a 1031 qualified intermediary in connection with an action for specific performance and breach of the purchase and sale agreement brought by the property's intended purchaser.
- Represented a fee simple landowner in connection with an action for breach of the triple-net ground lease brought by the developer-lessee and deposed the lessee's project manager.
- Successfully defended a public-private joint venture development in obtaining the dismissal of a mechanics' lien foreclosure action brought by the general contractor of the client's commercial tenant.
- Successfully represented multiple commercial landlords in connection with unlawful conduct actions brought by the City of New York against the clients' retail tenants.
- Successfully represented a premier retail tenant in connection with an action for constructive eviction brought against the client's landlord.*
- Researched and drafted pleadings and motions on behalf of a Fortune 500 company in a high stakes breach of contract and embezzlement JAMS arbitration.*
- Managed the collection and review of over 900,000 documents in a complex business dispute action.*
- Successfully represented a large commercial landlord in connection with judgment collection efforts against its former retail tenant*
- Represented the managing agent of a large Mitchell-Lama co-op in connection with an action for breach of the management contract against the co-op's board of directors.*
- Successfully represented numerous general commercial contractors in connection with mechanics' lien disputes with their subcontractors.*
- Successfully represented a large non-profit housing developer-provider in connection with a defective construction action against its former general contractor.*

Commercial Litigation

- Researched and drafted an appellate brief in a deceptive practices action in Wisconsin state court.*
- Successfully negotiated over 35 favorable settlement agreements in



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products liability and breach of warranty actions.*

- Researched and drafted a motion to dismiss in a multi-million-dollar fraudulent misrepresentation class action in California federal court.*
- Deposed a high-ranking executive officer in a million-dollar fraud action in New York state court.*
- Drafted a demand letter on behalf of an investor in a securities fraud action in Delaware federal court.*
- Advised a creditor in a New Jersey Bankruptcy Court, drafted a proof of claim, and negotiated with the bankruptcy trustee. *
- Successfully represented a non-profit organization and its principals in connection with a federal civil RICO action in the US District Court for the Eastern District of New York.*

Commercial Litigation

- Successfully represented numerous commercial property owners in the negotiation of both licensor-side and licensee-side access agreements for Local Law 11 work and construction work.
- Successfully represented numerous commercial landlords in leasing negotiations with new and existing office and retail tenants.
- Successfully advised a commercial developer regarding an inquiry by the United States Department of Labor.*

*These representations took place during Harris' time associated with another law firm prior to his arrival at Rosenberg & Estis.

Published Works

- "Up in Smoke: Retail Leases With Unlicensed Cannabis Dispensaries Laced With New Legal Risks" *The Real Deal*, September 2023

Classes & Seminars

- Mattone Institute CLE Series (St. John's University School of Law): "Cannabis Complications in NYC Real Estate," November 2023

