



Marc E. Needles

Partner

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Marc is Chair of the firm's Eminent Domain/Condemnation and Valuation Law practice groups.

He devotes most of his practice to handling cases involving disputes over the value of real estate, including eminent domain law and government land acquisitions for public projects, real estate tax appeals, determinations of purchase prices and rental values, valuations in bankruptcy, and determinations of environmental damages.

The cases he has handled involve a wide array of properties, including:

- manufacturing/industrial facilities
- warehouses
- shopping centers
- gasoline service stations
- office buildings
- corporate campuses
- residential subdivisions
- elder care facilities
- condominium developments
- hotels
- casinos
- airports
- landfills
- coal properties
- redevelopment areas

Well-versed in appraisal theory and methodology, Marc works closely with appraisers, especially in connection with complex valuation issues. Marc is also conversant with the requirements of the URAA and state relocation laws. In addition, Marc is experienced in all aspects of real estate transactional work, including the representation of:

- purchasers and sellers
- borrowers and lenders
- landlords and tenants
- developers

Services

- Real Estate
- Eminent Domain/Condemnation
- Valuation Law
- Property Tax

Beyond Fox Rothschild

Marc, along with his Co-Chair David Snyder, are the primary authors of the Pennsylvania Eminent Domain treatise, which was published initially in 2012 and updated in 2014 and 2016. Marc's insights are regularly sought out by the media, including CNN, ABC News, National Public Radio, and *U.S. News & World Report*, as well as newspapers across the country.

Bar Admissions

- Pennsylvania

Court Admissions

- U.S. District Court, Eastern District of Pennsylvania

Education

- University of Pennsylvania Law School (J.D., 1985)
- University of Virginia (B.A., 1982)

Memberships

- American Bar Association
- Pennsylvania Bar Association
- Philadelphia Bar Association

Honors & Awards

- Selected to "2022 Northeast Top Verdicts & Settlements" list by *The Legal Intelligencer* (2023)
- Martindale-Hubbell "AV" rated