



PETER C. LUTZ

Rochester Office Managing Partner

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585.613.3940

Peter focuses his practice on commercial real estate matters, with a particular emphasis on leases and lending. His experience also includes the lease, purchase, sale and donation of real property.

As a seasoned commercial real estate attorney, Peter's deep experience in retail, office, medical and health care leases works to the benefit of the commercial lenders, real estate developers, regional health systems, health insurance companies as well as individuals who are typical clients in this practice area. He possesses specific experience involving the negotiation of shopping center leases involving big box and anchor stores.

Prior to joining Hodgson Russ, Peter was a member at the law firm of Bond, Schoeneck & King.

Honors

- Listed, *Best Lawyers in America* (Real Estate Law) 2011 - 2024
- Listed, *Upstate New York Super Lawyers*, 2012 - 2019
- University of Notre Dame Law School: Thomas J. White Society Scholar

Experience

Representation of regional transit authority in connection with the acquisition and development of transit stations, condemnation matters and various real property transactions. Matter handled prior to joining Hodgson Russ.

Representation of private developer in connection with multiple regional shopping center financings. Matter handled prior to joining Hodgson Russ.

Representation of commercial lenders in various mortgage financing transactions for apartments, office buildings and retail centers. Matter handled prior to joining Hodgson Russ.

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Suite 110
Rochester, NY 14625

Practices & Industries

Real Estate Development
Real Estate Leasing

Admissions

New York
Texas

Education

LeMoyne College, B.A. magna cum laude

University of Notre Dame Law School, J.D.

PETER C. LUTZ

Representation of private developers in connection with lease, ground lease and sale transactions with a variety of national and regional commercial tenants, including big box stores. Matter handled prior to joining Hodgson Russ.

Peter Lutz and Henry Zomerfeld were successful in obtaining an exemption under Real Property Tax Law § 420-a for a non-profit client's medical office that it purchased in the City of Rochester. The City initially denied the exemption because the property was leased to a third-party. After demonstrating that the lessee was a related non-profit entity carrying out the mission of the non-profit lessor, the Rochester Board of Assessment Review recommended the Assessor grant the exemption. The Assessor accepted the recommendation and granted the exemption. As a result, the property is wholly exempt from property taxes for this year. The exemption will remain subject to annual renewal.

Representation of regional health systems and a health insurance company in connection with leases, purchases, sales and donations of real property. Matter handled prior to joining Hodgson Russ.

Representation of a regional health system on the acquisition and sale of over \$150 million of medical facilities. Matter handled prior to joining Hodgson Russ.

In the News

Largest Buffalo commercial real estate law firms 2020
Buffalo Business First, September 11, 2020

Press Releases

83 Hodgson Russ LLP Attorneys Ranked in 2024 Edition of *Best Lawyers in America*
August 17, 2023

Hodgson Russ LLP Relocates to New Facility in Rochester
November 2, 2022

71 Hodgson Russ Attorneys Ranked in 2023 Edition of *Best Lawyers in America*
Hodgson Russ Press Release, August 19, 2022

55 Hodgson Russ Attorneys Ranked in 2022 Edition of *Best Lawyers in America*
Hodgson Russ Press Release, August 19, 2021

55 Hodgson Russ Attorneys Ranked in 2021 *Best Lawyers in America*
Hodgson Russ Press Release, August 20, 2020

Peter Lutz Joins Hodgson Russ
Hodgson Russ Press Release, September 16, 2019

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Publications

NYC Local Law 1932-A May Allow Individual Guarantors of Certain Commercial Leases or Rental Agreements To Limit Personal Liability

Hodgson Russ Real Estate Alert, June 25, 2020

As the Economy Re-Opens, Landlords and Tenants will Confront Rent Defaults

Hodgson Russ Real Estate Alert, June 18, 2020

New York Follows Other States in Allowing Security Deposits to be Applied Toward Rent

Hodgson Russ Real Estate Alert, May 11, 2020

New Jersey Allows Security Deposits to be Used for Rent – Will New York Follow?

Hodgson Russ Real Estate Alert, May 4, 2020

Treatment of Co-Working Arrangements During the COVID-19 Crisis

Hodgson Russ Real Estate Alert, April 20, 2020

The CARES Act: Financial Assistance Highlights for the Real Estate Industry

Hodgson Russ Real Estate Alert, March 31, 2020

NYS Mandates 90 Day Forbearance for COVID-19 Impacted Borrowers

Hodgson Russ Banking & Finance Alert, March 24, 2020

Coronavirus Impact on Commercial Leasing Operations

Hodgson Russ Real Estate Leasing Alert, March 23, 2020

Professional Affiliations

New York State Bar Association

Community & Pro Bono

Chair, Board of Trustees: Seneca Park Zoo Society, 2019 - 2021 Term