

# Steven M. Silva

Partner | Sacramento

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Steve Silva is a problem solver. He regularly practices in civil litigation in Nevada and California, including eminent domain and real estate litigation, with a heavy emphasis on appellate litigation, trial practice, governmental interface and law and motion. Steve has a strong alternative dispute resolution focus in disputed cases. He also provides advice and guidance to government entities, such as municipalities and state agencies, regulated entities and businesses.

Prior to entering private practice, Steve served as a Staff Attorney for the Supreme Court of the State of Nevada. He also was a Judicial Law Clerk for The Honorable Patrick Flanagan, Second Judicial District Court for the State of Nevada, Reno, Nevada. During law school, Steve was a Judicial Extern for The Honorable John A. Houston, United States District Court, Southern District of California, San Diego, California.

## EXPERIENCE

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- Drafted successful petition for writ of mandamus to Nevada Supreme Court to determine number of properties at issues in an eminent domain action.
- Drafted amicus brief on behalf of numerous municipalities and International Municipal Lawyers Association concerning major regulatory taking appeal in Nevada Supreme Court
- Drafted amicus brief on behalf of several municipalities relating to inverse condemnation or tort liability when controlled fire escaped
- Represented municipality in litigation concerning power to create redevelopment agency
- Represented municipality in litigation against county concerning municipal powers
- Represented city attorney office in assessing ballot initiative for city election
- Represented utility company in appellate litigation over power to condemn property.
- Represented public entity in appellate court in action concerning public liability arising from the planning of a public improvement project.
- First chair as trial counsel in jury trial to acquire property for public improvement project.
- Litigated proposed ballot initiative for Nevada election
- Advise municipalities in utilization of federal funds and real estate acquisition
- Assisted Texas transportation entity in development of acquisition programming
- Assisted multi-state transportation entity in development of property acquisition policies and manual
- Represented public entity in mediation and arbitration over valuation of exercise of purchase option of multiple-building campus where range of value was \$167M to \$305M.

- Assisted Southern California transportation agency in acquiring right of way with disputed severance damages resulting in a favorable settlement to the agency.
- Represented utility company in contested transfer of abandoned facilities to underlying landowner.
- Assisted multi-national corporation in relocation of medical facility cause by a highway project
- Served as general counsel for water company.
- Represented national retail corporation in negotiating revisions to road design to avoid significant impact to retail operations.

## INSIGHTS

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### PUBLICATIONS

Contributor, "California Water Views - 2024 Outlook," *Nossaman Periodical*, 05.01.2024

Chapter Author / Assistant Editor, "*Nevada Appellate Practice Manual*," 2021

Reviewer, "*Nevada Real Property Practice Manual*," 2021

Chapter Author, "*Nevada Civil Practice Manual*," 2016-2024

Author, "Taking 5 in 2020: Eminent Domain and Takings Update," *Nevada Lawyer*, 12.2020

Author, "Closed for Business – Open for Litigation?," *Northwestern University Law Review, Of Note*, 04.29.2020

Contributing Author, "*Nevada Civil Jury Instruction*," 2018

Author, "Correcting the Cuneiform Record," *Nevada Lawyer*, 07.2018

Co- Author, "Alternate Dispute Resolution in Condemnation Cases: An Eminently Agreeable Solution," *ALI CLE's The Practical Real Estate Lawyer*, 07.2018

### SPEAKING ENGAGEMENTS

Speaker, "Eminent Domain Case Law Update," Nossaman's 2024 Eminent Domain Webinar Series, 03.07.2024

Panelist, "*Tyler v. Hennepin County*: The Inside Story of the Major Shift in the Supreme Court's Approach to Property," American Law Institute Continuing Legal Education's Eminent Domain and Land Valuation Litigation 2024, New Orleans, LA, 02.01.2024

Speaker, "Eminent Domain and Legislative Update," American Planning Association, Nevada Chapter Annual Meeting, South Lake Tahoe, CA, 10.16.2023 – 10.18.2023

Speaker, "Infrastructure Update," Right of Way Consultants Council, Las Vegas, NV, 11.07.2023

Speaker, "History of Fremont Street Redevelopment and Revitalization," Right of Way Consultants Council, Las Vegas, NV, 11.03.2023

Presenter, "Annual Eminent Domain & Legislation Update," International Right of Way Association's 69th Annual International Education Conference, Denver, CO, 06.25.2023 – 06.28.2023

Speaker, "Inverse Condemnation and Disaster," Nossaman's 2023 Southern California Eminent Domain Seminar, Costa Mesa, CA, 03.28.2023

Speaker, "Inverse Condemnation and Disaster," Nossaman's 2023 Northern California Eminent Domain Seminar, San Francisco, CA, 03.14.2023

Panelist, "When the SWAT Team Comes (No) Knocking: Police Power Takings," American Law Institute Continuing Legal Education's Eminent Domain and Land Valuation Litigation 2023, Austin, TX, 02.02.2023 – 02.04.2023

Speaker, "Changes in the Law – Eminent Domain and Infrastructure Update," 2022 Right of Way Consultants Council's (ROWCC) Fall Membership Meeting, Las Vegas, NV, 11.04.2022

Co-presenter, "Ch-Ch-Changes in the Law: Eminent Domain and Infrastructure Update," International Right of Way Association's 68th Annual International Education Conference, Cleveland, OH, 06.06.2022

Speaker, "Nevada Planning Law," 2021 Annual Conference of the Nevada Chapter of the American Planning Association and the Nevada Chapter of the American Society of Landscape Architects, Reno, NV, 10.19.2021

Speaker, "Planning Law and Ethics," American Planning Association, Nevada Chapter, 10.06.2021

Speaker, "Title and Easement Issues," 2021 Western States Surveyor's Conference, Reno, NV, 03.29.2021

Speaker, "The Lawyers' Ethical Duties in Condemnation: Government and Owner's Counsel Perspectives," 01.29.2021

Speaker, "Jury Trial Rights in Takings Cases: Current Practice," ALI-CLE Eminent Domain and Land Valuation Litigation 2020, Nashville, TN, 01.23.2020

Speaker, "Eminent Domain Update," Nevada Government Civil Attorneys Conference, 2020

## COMMUNITY & PROFESSIONAL

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State Bar of Nevada, Appellate Litigation Section, Past Chair

State Bar of Nevada, Bench-Bar Committee Member

State Bar of Nevada, Member, Commission on Revisions to Nevada Rules of Appellate Procedure

Reno Municipal Court, Judge *Pro Tem*

Washoe County Bar Association, Member

Clark County Bar Association, Member

## HONORS

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International Municipal Lawyers Association, Amicus Award, 2023

Included in *The Best Lawyers in America*® for Commercial Litigation and Litigation - Real Estate, 2023 & 2024

Included in *The Best Lawyers in America*® for Appellate Practice, 2020-2024

Recognized as a Top Rank Attorney, Northern Nevada, *Nevada Business Magazine*, 2022 & 2023

Listed, *The Legal 500 United States*, Industry Focus - Real Estate - Land Use/Zoning, 2022

Recognized as one of the San Diego Top Lawyers, Real Estate, *San Diego* magazine, 2021-2023

Recognized as Legal Elite, Northern Nevada, *Nevada Business Magazine*, 2014-2016, 2018, 2020-2021

Selected to the Top Up-and-Coming Attorneys, Northern Nevada, *Nevada Business Magazine*, 2018

Selected to the Super Lawyers Rising Star list in Mountain West States, 2017-2021

AV Preeminent® Peer Review Rated by Martindale-Hubbell

## PRACTICES

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Appellate Practice

Construction Law, Claims & Litigation

Eminent Domain & Valuation

Government & Administrative Law

Litigation

Real Estate

Real Estate Litigation

Trial Practice

## INDUSTRIES

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Energy & Utilities

Government & Public Sector

Real Property  
Transportation  
Water

## EDUCATION

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California Western School of Law, J.D., 2010, *cum laude*; Associate Editor & Writer, *California Western Law Review* & *California Western International Law Review*  
University of Massachusetts Boston, B.A., 2007, *magna cum laude*

## ADMISSIONS

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California  
Nevada  
U.S. District Court, Nevada  
U.S. Supreme Court