

Steven M. Silva

Partner | Sacramento

ssilva@nossaman.com

916.930.7707

621 Capitol Mall, Suite 2500

Sacramento, CA 95814



Steve Silva focuses his practice on problem solving. 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, 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

- 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.
- First chair as trial counsel in jury trial to acquire property for public improvement project.
- Assisted Southern California transportation agency in acquiring right of way with disputed severance damages resulting in a favorable settlement to the agency.
- Represented national retail corporation in negotiating revisions to road design to avoid significant impact to retail operations.
- Drafted successful petition for writ of mandamus to Nevada Supreme Court to determine number of properties at issues in an eminent domain action.
- Represented public entity in appellate court in action concerning public liability arising from the planning of a public improvement project.
- Represented utility company in contested transfer of abandoned facilities to underlying landowner.
- Served as general counsel for water company.

INSIGHTS

PUBLICATIONS

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

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

Chapter Author, "*Nevada Civil Practice Manual*," 2016-2021

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

State Bar of Nevada, Appellate Litigation Section 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*
Reno Young Business Professionals, Member
Washoe County Bar Association, Member
Clark County Bar Association, Member
Truckee Meadows Community College, ABA Paralegal Program, Instructor of Property Law and Civil Procedure

HONORS

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 and 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
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

Appellate Practice
Construction Law, Claims & Litigation
Eminent Domain & Valuation
Government & Administrative Law
Litigation
Real Estate
Real Estate Litigation
Trial Practice

INDUSTRIES

Energy & Utilities
Government & Public Sector
Real Property
Transportation
Water

EDUCATION

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

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