

# 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

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- 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

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### SPEAKING ENGAGEMENTS

- 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

### 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

### HONORS & RECOGNITIONS

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- Listed, *The Legal 500 United States*, Real Estate - Land Use/Zoning, 2022
- Included in *The Best Lawyers in America*® for Appellate Practice, 2020-2022
- Recognized as a Top Rank Attorney, Northern Nevada, *Nevada Business Magazine*, 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

### COMMUNITY & PROFESSIONAL

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- 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

## **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. Supreme Court  
U.S. District Court, Nevada