

# Steven M. Silva

Partner | Sacramento

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Steve Silva focuses his practice on problem solving. He regularly practices in civil litigation, including eminent domain, real estate litigation and contested probate litigation, with a heavy emphasis on appellate litigation, trial practice, governmental interface and law and motion. He has a strong alternative dispute resolution focus in disputed cases. Steve 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.
- 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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Included in *The Best Lawyers in America*® for Appellate Practice, 2020-2022

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