

# Joseph W. Haney III

Partner | Orange County

jhaney@nossaman.com

949.477.7617

18101 Von Karman Avenue, Suite 1800

Irvine, CA 92612



Joseph Haney guides real estate owners and operators through all manner of complex real estate transactions. This includes the acquisition, development and operation of real property, as well as related leasing and financing issues. He negotiates and drafts purchase and sale agreements and conducts due diligence, including reviews of title and environmental and land use conditions.

Additionally, Joseph regularly advises clients in the formation and structure of joint ventures. He provides counsel regarding the most tax-efficient method for structuring the ownership, acquisition and disposition of real estate. He guides them through tax-deferred exchanges, including reverse exchanges, build-to-suit exchanges, and exchanges involving partnerships, limited liability companies and tenants-in-common arrangements.

## INSIGHTS

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### PUBLICATIONS

Author, "The "Good Neighbor Tax Credit": Helping Those Who Help Others," *Nossaman eAlert*, 03.23.2023

Author, "Solving California's Housing Crisis by Providing Incentives for Adaptive Reuse of Office Buildings," *Nossaman eAlert*, 03.22.2023

## COMMUNITY & PROFESSIONAL

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State Bar of California, Real Property Section, Member

## PRACTICES

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Real Estate  
Joint Venture Formation  
Land Use Entitlements & Litigation  
Leasing  
Property Acquisitions & Dispositions  
Real Estate Financing  
Taxation

## EDUCATION

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University of Southern California, Leventhal School of Accounting, M.B.T., 2004

Loyola Law School, J.D., 2000

University of Southern California, B.A., 1997, *cum laude*

## ADMISSIONS

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California

U.S. Tax Court