



HIGH SWARTZ

ATTORNEYS AT LAW

EST. 1914

William F. Kerr, Jr., Esq.

Partner

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William F. Kerr, Jr. has a breadth of experience in real estate law in Philadelphia and eastern Pennsylvania counties. His practice focuses on several areas:

- Land use
- Land development and zoning
- Real estate taxation
- Real estate sale and leasing transactions
- Real estate title issues
- Eminent domain
- Real estate valuation
- Real estate code compliance

He was previously an Associate and a Partner in the Philadelphia law office of Blank Rome LLP.

Mr. Kerr represents developers, property managers, and property owners with real estate and various transactions. He supports a varied clientele:

- Single and multi-family residential housing
- Senior housing
- Hotels
- Shopping centers
- Commercial & industrial properties
- Golf courses
- Day-cares
- Prisons
- Utilities
- Cell towers

He has assisted clients in obtaining multiple land development, subdivision, zoning, and related approvals and in different sale and leasing transactions. Kerr has extensive experience in successfully pursuing real estate tax assessment appeals, nonprofit real estate tax exemptions, Act 319 Agricultural Assessments, Payment in Lieu of Taxes (PILOT) Agreements, and real estate tax abatements.

Additionally, Kerr represents numerous Pennsylvania affordable housing developers, owners, and managers in various aspects of the affordable housing development process, including properties financed with Federal Low Income Housing Tax Credits. He has significant expertise in real estate tax assessment issues for affordable housing properties and was part of the affordable housing industry group that successfully pursued an amendment to Pennsylvania's assessment law as it affects affordable housing.

He has represented property owners in a variety of eminent domain matters and easement, restrictive covenant, real estate title, green building, and stormwater issues. He also has significant experience in the area of real estate valuation.

Kerr serves as a Zoning Board Solicitor and has experience as special zoning and development counsel to several southeastern Pennsylvania municipalities.

Professional Affiliations

- American Bar Association, Member, 2010-present
- Pennsylvania Bar Association, Member, 1992-present
- Philadelphia Bar Association, Member, 2009-present
- Montgomery County Bar Association, Member, 2009-present
- Montgomery County Bar Association, Real Estate Law Committee, Member, 2009-present
- Pennsylvania Housing Alliance Sponsorship Committee, Member, 2013-present
- Pennsylvania Developers Council, Member, 2015-present

Civic & Community Activities

- Habitat for Humanity of Montgomery and Delaware Counties, Inc., Board of Directors, 2018-present
- Face to Face Germantown Garden Committee, 2017-present
- Corpus Christi Parish, Pastoral Council Member, 2009-present
- Harleysville Baseball, Board Member and League Commissioner, 2012-2015



Areas of Practice

- Real Estate Law
- Affordable Housing
- Zoning and Land Development
- Real Estate Taxation
- Eminent Domain
- Financing and Deal Structuring
- Condominiums & Planned Communities
- Commercial Leasing
- Municipal & Government Law
- Solicitor Services

Bar Admissions

- Pennsylvania

Education

- Temple University James E. Beasley School of Law, J.D., cum laude
- Rutgers University, M.S. City and Regional Planning, with honors
- Delaware Valley College, B.S.

