

PREFACE TO THE 2025-2026 EDITION

Real Estate, 4th covers, in reader friendly fashion, the practical as well as legal issues that attorneys, whether new or experienced, may encounter in handling residential or commercial real estate.

This treatise covers a broad field in an easy-to-follow sequence, from acquisition of real estate through closing, followed by sections addressing additional topics such as court actions, attorneys' fees, and state and local assistance programs.

This 2025-2026 Edition replaces the 2024-2025 Edition and contains numerous updates, including the following highlights (partial list):

- Notable changes to the Uniform Fraudulent Transfer Act
- Clarification of tenant payment by electric funds transfer, where a landlord's requirement is unlawful
- Coverage on the new Landlord Retaliation Act

We wish to thank our editor, Kelly Cooper, who was of invaluable help in the initial preparation and the current update of this edition.

Solomon Gutstein
Joshua Gutstein