SpencerFane®

Sarahann Shapiro

Of Counsel

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Overview

Sarahann Shapiro enjoys her practice focusing on all aspects of commercial real estate, including both the transactional and litigation sides. She frequently assists clients in buying, selling, leasing, financing, and developing properties, as well as helping clients with litigation related to commercial real estate, including commercial evictions, breach of lease, construction issues, title issues, and tax appeals. Sarahann tells clients that law is her profession but commercial real estate is her industry.

In support of her industry, Sarahann is an active member of the Building Owners and Managers Associations of California and Silicon Valley and CREW Silicon Valley. She was elected President of BOMA California for 2024 and serves as a Director of the California Business Properties Association (CBPA). She is also Professor in Residence of Real Estate and Director of the Real Estate Center at Menlo College, which hosts an annual Symposium with real estate-related presentations. Additionally, Sarahann was appointed in 2023 by the Governor of California for a three-year term to the California Commission on Disability Access, as one of the three appointed members representing the real estate industry.

Education

- Santa Clara University School of Law, 1991 (J.D.)
- University of California, Riverside, 1988 (B.A.)

Bar Admissions

- California

Court Admissions

- U.S. District Court for the Northern District of California
- U.S. District Court for the Eastern District of California
- U.S. District Court for the Central District of California

Community Involvement

- Order of the Eastern Star, Grand Chapter of California, Past Grand Matron
- Grand Master of Masons of California, Personal Secretary, 2021
- Daughters of the Nile, Member

Distinctions

- Building Owners and Managers Association (BOMA) of Silicon Valley, Associate Member of the Year, 2009
- BOMA Silicon Valley, President's Award, 2014
- BOMA Silicon Valley, Nominee for BOMA International Member of the Year 2021
- California Business Properties Association, Ray Magnussen Memorial Award for excellence in legislative advocacy on behalf of the real estate industry in Sacramento and Washington D.C.

Memberships

- California Business Properties Association, Board Member, 2026
- California Commission on Disability Access, 2023-present
- Building Owners and Managers Association of California (BOMA California)
    - Executive Committee
    - President, 2024
- Santa Clara County Bar Association, Fee Arbitration Panel Chair
- Santa Clara County Superior Court, Settlement Conference Neutral (by appointment)

Presentations and Publications

Publications

- "Accord and Satisfaction in California: A Trap for the Unwary," Scott J. Burnham, 30 *Santa Clara Law Review* 473, 1990
- "The Law of Arms in the United States, Reality v. Myth," Proceedings of the International Congress of Heraldry and Genealogy, St. Andrew's College, Scotland, 2006
- "The Templars and the Hospitallers: Fighting for God, Praying for War," the Compleat Anachronist, Society for Creative Anachronism, Inc., 2007

Presentations

- "Navigating Risk, Insurance, and Claims in CRE"
- "Strategic Planning for Non-Profit Organizations"
- "Minimizing Risk from Tenant Improvements for Property Owners and Managers"
- "The Construction Process for Property Owners and Managers"
- "Rights and Duties of Landlords for Bankrupt Tenants"
- "Lease Provisions for Every Commercial Lease"
- "Landlord/Tenant – Frequently Asked Questions"
- "What Does That Lease Provision Mean?"
- "The Selection of Real Estate for Your Investment Portfolio"
- "Defaulting Tenants and What to Do with Them"