



Paul R. McIntyre

Principal and Co-Chair, Environmental Practice Group
Member, Firm Board of Directors

Philadelphia, PA
Phone: 215-587-1150
Fax: 215-587-1444
pmcintyre@postschell.com

Represents clients in environmental issues associated with real estate and corporate transactions and advising them regarding the identification of, and solutions to, a wide range of complex environmental conditions, risks, and liabilities.

Bio

Paul R. McIntyre is a Principal and Co-Chair of the Firm's Environmental Practice Group. He focuses his practice on environmental issues associated with real estate and corporate transactions, and in heavily regulated industries, including environmental due diligence, contractual allocation of environmental risks and liabilities, regulatory compliance, environmental insurance, brownfields remediation and financing, remediation tax credits, and related regulatory counseling.

Mr. McIntyre's clients include venture capital and private equity firms, real estate opportunity funds, commercial real estate developers, chemical, health care, energy, and manufacturing companies, among others.

Mr. McIntyre has a multijurisdictional practice in which he advises clients regarding the identification of, and solutions to, a wide range of complex environmental conditions, risks, and liabilities. He manages the environmental diligence and risk management process for several leading private equity firms, real estate opportunity funds, and brownfield and urban infill developers. These representations include drafting and negotiating environmental provisions in Purchase & Sale, Loan and Indemnity Agreements; selecting and retaining qualified environmental consultants, engineers, and contractors to conduct due diligence, environmental investigations, and abatement and remediation work; managing the preparation and distribution of environmental reports and related documentation; advising clients regarding regulatory violations and compliance obligations; and the structuring of environmental insurance policies and other risk mitigation mechanisms tailored to address the specific environmental risks and coverage needs in a given matter.

Mr. McIntyre's work is local, national, and international in scope, as he regularly counsels clients regarding complex environmental issues in connection with the acquisition, operation, development, and disposition of commercial real estate across the greater Philadelphia region, throughout traditional U.S. gateway markets, and in the European Union, the United Kingdom, and Japan.

Mr. McIntyre has authored articles and frequently presents at seminars and conferences regarding a wide range of environmental topics, including pre-acquisition diligence strategies in a changing marketplace, and the use of environmental insurance to manage risk and facilitate transactions.

Practices

- Environmental
- Environmental Real Estate Services
- Environmental Regulation and Litigation
- Appellate
- Energy & Utilities
- Shale Resource
- Corporate
- Hospitality and Retail
- Real Estate

Industries

- Manufacturing
- Insurance
- Real Estate
- Energy and Utilities
- Health Care
- Hospitality
- Private Equity & Venture Capital

Education

- Masters of Studies in Environmental Law (M.S.E.L) Vermont Law School
- J.D., Vermont Law School, 2001
Dean's Fellow; Notes Editor, *Vermont Law Review*
- B.A., Elon College, 1996

Bar Memberships

- New Jersey (2001)
- Pennsylvania (2001)

Court Admissions

- U.S. District Court for the Eastern District of Pennsylvania
- U.S. District Court for the District of New Jersey
- U.S. Court of Appeals, Third Circuit

He is listed in 2012 through 2021 editions of the *Chambers USA Guide* in the category of Environmental Law and is listed as a "Rising Star" in Environmental Law in the 2013 and 2014 editions of Pennsylvania Super Lawyers. He was selected by his peers for inclusion in *The Best Lawyers in America*® from 2015 to 2022 in the category of Environmental Law. For information about these selections and an overview of common third-party publications, rankings, and lists methodologies, [click here](#).

Articles, Lectures & Presentations

Mr. McIntyre has authored articles concerning aspects of the Clean Air Act, CERCLA, and the use of environmental insurance. He has also developed and presented seminar programs on a variety of topics in environmental law, including risk mitigation, the contractual allocation of environmental liabilities in real estate transactions, the Chesapeake Bay Restoration Program, and topics in green building.

Recent Articles:

- Co-Author, "Legionella Risks in Building Water Systems," *The Legal Intelligencer's 2016 Environmental Law Supplement* (July 26, 2016)
- Co-Author, "Coal to Gas: Regulatory and environmental challenges for power plant conversion," *Public Utilities Fortnightly* (October 2014)

Recent Presentations:

- "Environmental Diligence & Risk Mitigation: Addressing Environmental Liabilities in Real Estate Transactions," PBI's 21st Annual Business Lawyers Institute, Nov. 5, 2015.
- "Facilitating Workouts, Bankruptcy and Litigation," IMN Real Estate General Counsel's Forum, Sept. 29, 2014.
- "Environmental Risk Mitigation in Real Property Transactions," IMN Real Estate General Counsel's Forum, Sept. 23, 2013.
- "Managing Contamination Liability," PA Environmental Law Forum, April 10, 2013.
- "Acquisition Due Diligence: Environmental Insurance," U.S. Real Estate Opportunity & Private Equity Fund Investing Forum, May 31, 2012.
- "Nutrient Credit Trading in the Chesapeake Watershed," PA Environmental Law Forum, April 14, 2011.

Affiliations

- Pennsylvania Chemical Industry Council (PCIC), General Counsel