



Kelly G. Richardson

PARTNER

KELLY G. RICHARDSON is co-founder and partner of Richardson|Ober|DeNichilo. In practice since 1983, Kelly is in his 36th year of serving California common interest developments. He is a national leader, syndicated columnist, and frequent expert witness regarding homeowners association law.

Kelly has prosecuted and defended major claims in construction, corporate and real estate law, as well as claims of breach of contract, franchise fraud, personal injury, unfair competition, wrongful death, breach of fiduciary duty and banking negligence. In construction litigation, Kelly has achieved over \$59 million in recovery for property owners, and has assisted builders in resolving claims economically and without adverse publicity. In addition, he counsels residential developers and construction lenders on risk management, and has provided ongoing legal support in more than \$170 million worth of construction projects and bank foreclosed assets.

Kelly is heavily committed to the real estate profession. He serves as legal counsel for several Southern California Associations of Realtors® and is a member of the Legal Affairs Forum and often a member of the Homeownership and Investment Housing Committees of the California Association of Realtors® ("CAR"). Kelly is a faculty member and contributing author for the Professional Realty Institute, teaching GRI coursework on risk management, construction and development issues to hundreds of Realtors® annually. Kelly is a popular lecturer to Associations of Realtors®, professional real estate organizations and major brokerages and has authored numerous articles on real estate law in local business and trade publications. He is a licensed real estate broker, and is periodically consulted as an expert witness on the standard of care of real estate professionals.

Kelly is a leading advocate for California community associations. Not only is he the originator and founder of two different annual statewide CAI educational conferences, he writes a weekly column on community association law issues currently appearing in 14 newspapers called HOA Homefront and has authored numerous articles for regional and national publications.

Mr. Richardson is licensed to practice before all California state and local federal jurisdictions, and is a member of the Real Estate and Litigation Sections of the State Bar, Los Angeles County and Pasadena Bar Associations.

CONTACT

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PRACTICE AREAS

- Civil Litigation
- General Business
- Construction
- Real Estate Contracts
- Real Estate Disputes
- Real Estate Risk Management
- Common Interest Developments

EDUCATION

- Univeristy of Southern California, J.D.
- University of California at Riverside, B.A., Political Science

BAR ADMISSIONS

- California, 1983

EXPERT WITNESS

- Real Estate Standard of Care
- Common Interest Developments

COMMUNITY

- Board of Directors, Various Local Churches
- Board of Directors, Local Private Schools
- Board of Directors, Pasadena Salvation Army, 2014-Present
- Weekly Homeless Outreach Program, Pasadena 2001-

PROFESSIONAL ASSOCIATIONS

- California Association of Community Managers (CACM), Faculty Member, 2000-2009, Legal Steering Committee
- Community Associations Institute (CAI), Greater Los Angeles Chapter President, 2004
- College of Community Association Lawyers (CCAL), 2006
- CAI's California Legislative Action Committee, Chair, 2009, 2010
- Los Angeles Superior Court Arbitrator/Mediator, 1998-2011
- Settlement Officer, Glendale & Pasadena Superior Courts, 1996-2013
- California Association of Realtors (CAR), Member, Legal Affairs Forum, 1999-
- CAR Home Ownership & Investment Housing Committees, 2011-2015
- Community Associations Institute (CAI), National, President, 2016
- CAI Board of Trustees 2011-2017
- CAR and National Association of Realtors
- Los Angeles County Bar Association
- Pasadena Bar Association
- California State Bar Association, Real Estate & Litigation Sections
- American Board of Trial Advocates, 2010-Present

PROFESSIONAL ACCOLADES

- AV® Martindale-Hubbell Peer Review Rating
- CAI-National, Rising Star Award, 2004
- CAI-OC, May Russell Hall of Fame Inductee, 2009
- CAI, Byron R. Hanke Award, 2019
- Southern California Super Lawyers, 2019, 2020

Prior to founding Richardson Harman Ober in 1994 which became Richardson|Ober in the fall of 2017, and then the current firm, Richardson|Ober|DeNichilo in 2019, Kelly was a partner in the Pasadena law firm, Barker & Richardson.

Leadership

- 2016 National President, CAI
- Fellow, CAI College of Community Association Lawyers (CCAL)
- Seven years of CAI Board of Trustees Services
- Long-time Past Faculty and Member of Legal Steering Committee, California Association Community Managers (CACM)
- Member of the Legal Affairs Forum, Homeownership and Investment Housing Committees of the California Association of Realtors® (CAR)

Select Courses, Authored and Taught

- Instructor and co-author Graduate Realtors Institute course #112, "Land Use, Construction Overview and Environmental Concerns", 1998-
- Co-author/originator, 8 hour CAI California Law Course for Common Interest Development Managers
- Co-author/originator, 3 hour CAI Basic Board Education Course
- Numerous (32+) courses on Real Estate Law

Other Publications

- Co-author/originator CAR "Guide to Common Interest Developments"
- Weekly Columnist on HOA law in 14 newspapers – 2006-present
- Periodic articles in newspapers, trade magazines, and Association of Realtor® publications on common interest development and real estate law
- Frequently sought after by media regarding HOA and real estate issues

