



FRANK KOSIR, Jr., *Partner*

412.456.2825 | fk@muslaw.com

Practice Groups

- Real Estate & Lending
- Construction
- Energy, Utilities & Mineral Rights
- Litigation

Education

- J.D., Duquesne University School of Law, 2001
- B.A., Washington & Jefferson College, 1998 – *summa cum laude*

Bar Admissions

- Pennsylvania

Frank Kosir, Jr. has significant civil litigation and general practice experience in all areas of real property law, and prior to entering the practice of law, Frank acquired extensive experience in all facets of real estate development, sales, construction, and leasing with his family's home construction company, which has operated for more than sixty years. His knowledge of the construction, planning, and business aspects of real estate provide him with a unique understanding that he utilizes in assisting clients.

Court Admissions

- United States District Court for the Western District of Pennsylvania

Representative Matters

- Real estate tax assessment appeals
- Real estate sales, purchase, and leasing
- Oil and gas lease negotiations
- Real estate title defense and claims
- Landlord-tenant actions
- Quiet title actions
- Eminent domain actions
- Zoning and land use actions
- Boundary line disputes
- Covid-19 related real estate issues

Awards/Honors

- Included in 2019 and 2020 Pennsylvania Super Lawyers list
- Included in Pennsylvania Rising Stars list for Real Property Law – 2010, 2013-2016

Professional/Community Involvement

- Allegheny County Bar Association, Member
 - Real Property Section
- Pennsylvania Bar Association, Member
- Peters Township Council, Chairman
- South Hills Area Council of Governments (SHACOG), Appointed Member
- Washington County Bar Association, Member
- Pennsylvania Bar Association, Member
 - Real Property Section
 - Probate and Trust Law Section, Council Member

Henry W. Oliver Building
535 Smithfield Street, Suite 1300
Pittsburgh, PA 15222



Articles/Speaking Engagements

- “Challenge to Tax Assessment and Transfer Taxes Top Real Estate Decisions,” *The Legal Intelligencer*. September 19, 2019.
- “Recent Real Estate Cases of Note: Forged Signature on Loan and Lis Pendens Test,” *The Legal Intelligencer*. April 12, 2019.
- “Disclosure of Renovations, ‘Windows and Doors’ Top Recent Real Estate Decisions,” *The Legal Intelligencer*. January 23, 2019.
- PBI Real Estate Institute, December 2017, December 2018.
- “Two Recent Pa. Real Estate Decisions That Could Affect Future Cases,” *The Legal Intelligencer*. September 10, 2018.
- “Recent Decisions in Real Estate Law Could Provide Context for Future Cases,” *The Legal Intelligencer*. June 14, 2018.
- PBI Day on Real Estate, March 2017, March 2018
- “Recent Developments in Pennsylvania Real Estate Law,” *The Legal Intelligencer*. December 21, 2017.
- “Some Recent Developments in Pennsylvania Real Estate Law,” *The Legal Intelligencer*. October 12, 2017.
- “Recent Developments in Pennsylvania Mortgage Foreclosure Law,” *The Legal Intelligencer*. June 29, 2017.
- “The Year in Review in Real Estate,” Presenter, PBI Day on Real Estate-Pittsburgh, March 1, 2017.
- “A Paralegal’s Guide to Drafting Deeds,” Audio Webinar Presenter, NBI, Inc.’s paralegal division (IPE), February 21, 2017.
- “The Year in Review in Real Estate,” Presenter, Washington County Bar Association Winter Bench Bar, January 20, 2017.
- “Fundamentals of Deed Drafting,” Presenter, Washington County Bar Association Winter Bench Bar, January 20, 2017.
- “Clock Doesn’t Start Until a Corrective Deed Is Recorded,” *The Legal Intelligencer*. June 28, 2016.
- “The Year in Review,” Pittsburgh, March 2016.
- “Drafting Property Restrictions, Declarations and Deeds of Easement,” Pittsburgh, March 2016.
- 2016 Real Property Case Law Update, PBI Press, 2016.
- “Schools can Target Commercial Real Estate Tax Assessments,” Pittsburgh Post-Gazette, Business Workshop, January 19, 2016.
- “Zoning Codes May Define ‘Families,’” *The Legal Intelligencer*, November 5, 2015.
- “Local, State & Federal Taxes Affecting Real Estate Transactions,” Pittsburgh, September 2015.
- “Landlords Not Entitled to Municipal Lien Notice,” *The Legal Intelligencer*, August 5, 2015.
- “Vacant or Occupied?” *Pittsburgh Post-Gazette*, Business Workshop, July 28, 2015.
- “Lawsuits Don’t Extend Terms of Oil and Gas Leases,” *The Legal Intelligencer*, May 6, 2015.
- “Business Workshop: Don’t Rely on Past Practices to Hold Up in Court,” *Pittsburgh Post-Gazette*, Business Workshop, March 10, 2015.
- “The Year in Review,” Pittsburgh, March 2015.
- “No Deduction in Bad Faith Trespassing and Other Updates,” *The Legal Intelligencer*, February 4, 2015.
- 2015 Real Property Law Case Law Update, PBI Press, 2015.
- “Municipal Liens Cannot Be Created by Contract,” *The Legal Intelligencer*, August 11, 2014.
- “Land and Water Law,” Pittsburgh, August 2014.
- “Business Workshop: Separate Judgments Against Spouses Cannot be Consolidated,” Pittsburgh Post-Gazette, Business Workshop, June 10, 2014.
- “Property Transfers to Irrevocable Trusts are Taxed?” *The Legal Intelligencer*, June 5, 2014.
- “Fagnilli and Kosir on Deeds: The Fundamentals of Deed Drafting,” PBI Press, April 2014.
- “Recent changes to law helps landlords handle tenant’s abandoned belongings,” ACRE of Pittsburgh, Inc., Newsletter, March 2014.
- “The Year in Review,” Pittsburgh, March 2014.
- “Minimum Royalties, Consolidated Judgments and Proofs of Mailing,” *The Legal Intelligencer*, February 10, 2014.
- “Business Workshop: Recent Trends in Real Estate Tax Exemptions,” *Pittsburgh Post-Gazette*, Business Workshop, February 24, 2014.
- 2014 Real Property Law Case Law Update, PBI Press, 2014.
- “Real Estate Tax Exemptions,” *The Legal Intelligencer*, December 8, 2013.
- “What’s Left Behind,” *Pittsburgh Post-Gazette*, Business Workshop, November 25, 2013.
- “Gas is not a Mineral,” *The Legal Intelligencer*, September 19, 2013.
- “Mechanic’s Lien timing,” *Pittsburgh Post-Gazette*, Business Workshop, September 16, 2013.
- “‘Murder’ Not on List of Required Home Disclosures,” *Pittsburgh Post-Gazette*, Business Workshop, April 19, 2013. Reprinted in *Western Pennsylvania Healthcare News*, July 11, 2013.

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Articles/Speaking Engagements (cont'd)

- "Title Insurance 101," Pittsburgh, July 2013.
- "Fundamentals of Deed Drafting," Pittsburgh, May 2013.
- "The Fundamentals of Adverse Possession and Prescriptive Easements," Half Moon Seminars, March 2013.
- "Pennsylvania Boundary Law," Pittsburgh, March 2013.
- "The Year in Review," Pittsburgh, March 2013.
- "Shale Gas Production in Pennsylvania: What, Where and Who Can Decide," *PBI Press*, 2013.
- 2013 Real Property Law Case Law Update, *PBI Press*, 2013.

Additional Information

Frank was born and raised in Peters Township, Pennsylvania, where he resides with his wife and two daughters. He writes quarterly real estate update columns in *The Legal Intelligencer* and frequently lectures at Continuing Legal Education programs. He is also fluent in the Slovene language.