

# Jason M. Yarbrough

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## Partner

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Jason M. Yarbrough is a Partner and Chair of the firm's Real Estate Litigation Section. He frequently represents clients in complex commercial, real estate and construction disputes.

Jason's real estate litigation practice includes representing clients in disputes concerning the acquisition and development of real property, landlord tenant disputes, property rights, property tax assessment appeals and exemption proceedings, land use and title disputes, partition actions and foreclosure proceedings. He also represents owners, developers, contractors, architects, and engineers in disputes arising out of both public and private construction projects. He has litigated claims in state and federal courts, and against state agencies and the federal government.

Jason graduated from the University of Notre Dame and the University of Pittsburgh School of Law, where he served as Research Editor for the University of Pittsburgh Law Review.

Jason has been included in The Best Lawyers in America®, as being in the top 5 percent of private practice attorneys nationwide in the fields of Litigation - Real Estate annually since 2022, Litigation - Construction in 2024, and Construction Law in 2024. He was previously selected as one of Pennsylvania Super Lawyers® Rising Stars from 2010-2018, and one of 38 Pennsylvania attorneys receiving the honor of "Lawyer on the Fast Track" by The Legal Intelligencer in 2013.

Jason is admitted to practice law in Pennsylvania, Ohio and numerous federal courts, and is a current Council member for the Construction Section of the Allegheny County Bar Association.

## Capabilities

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- Construction
- Creditors' Rights & Bankruptcy
- Litigation
- Real Estate & Lending
- Real Estate Litigation



## Awards & Honors

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- Included in *The Best Lawyers in America*® for Litigation - Real Estate since 2022
- Included in *The Best Lawyers in America*® for Litigation - Construction since 2024
- Included in *The Best Lawyers in America*® for Construction Law since 2024
- Included to the Pennsylvania Rising Stars list – 2010 - 2018
- Selected as a 2013 “Lawyer on the Fast Track” by *The Legal Intelligencer*

## Professional/Community Involvement

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- Allegheny County Bar Association, Member
  - Construction Section Council, 2010-2018, 2021-present
  - Real Property Section
- Pennsylvania Bar Association, Member
- Heritage Community Initiatives, Board of Directors, 2022-present
- Meritas Litigation Representative, 2019-present
- NAIOP Pittsburgh

## Bar Admissions

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- Pennsylvania
- Ohio

## Court Admissions

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- United States Supreme Court
- United States Court of Appeals for the Third Circuit
- United States District Court for the Eastern District of Pennsylvania
- United States District Court for the Western District of Pennsylvania
- United States District Court for the Northern District of Ohio
- United States District Court for the Southern District of Ohio
- United States Court of Federal Claims

## Education

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- J.D., University of Pittsburgh School of Law, 2004, *cum laude*
  - Research Editor, *University of Pittsburgh Law Review*
- B.A., University of Notre Dame, 2001, *magna cum laude*

## Writing/Speaking

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- “Real Estate Advisory: 2025 Allegheny County Property Tax Assessment Appeal Deadline moved Up to October 1, 2024,” MUS Client Advisory, June 7, 2024.
- Interview, " 'Some Kind of Systemic Breakdown:' Property Owners Waiting Months for Assessment Refunds that Should Arrive in Just 30 Days," *Pittsburgh Post-Gazette*, May 16, 2024.



- Interview, "No letup: City, school district could be dealing with more building assessment cuts in 2024," *Pittsburgh Post-Gazette*, April 18, 2024.
- "Unpacking Allegheny County Tax Assessment Appeals: Helping Clients Secure Savings in 2024," *The Legal Intelligencer*, March 29, 2024.
- Interview, "Downtown Pittsburgh properties awarded another \$55.1 million in 2023 assessment cuts," *Pittsburgh Post-Gazette*, March 27, 2024.
- Interview, "Three Downtown skyscrapers win big property assessment cuts. Are more on the way?," *Pittsburgh Post-Gazette*, January 4, 2024.
- "Real Estate Advisory: FAQs About the Significant Changes to 2024 Property Tax Assessments and Assessment Appeals in Allegheny County," MUS Client Advisory, December 27, 2023.
- Presenter, Turner School of Construction Management, on the topic "Construction Law Overview – What You Need to Know," August 22, 2023.
- Interview, "Tax appeals filed for some of Allegheny County's most valuable properties," *Pittsburgh Union Progress*, April 26, 2023.
- "2022 tax year for Allegheny County property tax assessment appeals reopened," *Lawyers Journal*, February 24, 2023.
- Interview, "Tables turn on Allegheny County assessments, as new math favors owners over tax collectors, schools," *90.5 WESA Pittsburgh's NPR News Station*, February 23, 2023.
- Interview, "Changes to Allegheny County's Tax Assessments and Appeals," *CRE Views with NAIOP Pittsburgh's Developing Leaders*, February 15, 2023.
- Presenter, Institute for Entrepreneurial Excellence, University of Pittsburgh, on the topic "Property Tax Assessment & Assessment Appeals," February 8, 2023.
- Interview, "'A big number': Allegheny County Council action could trigger thousands of assessment appeals — retroactively," *Pittsburgh Post-Gazette*, January 26, 2023.
- "Allegheny County Council Votes to Reopen 2022 Tax Assessment Appeals," MUS Client Advisory, January 25, 2023.
- Interview, "Rent crisis on main street: Study finds small businesses are struggling to pay their rent," *Pittsburgh Post-Gazette*, November 14, 2022.
- Presenter, Turner School of Construction Management, on the topic "Construction Law Overview – What You Need to Know," October 11, 2022.
- Presenter, Hanna Commercial Real Estate, Pittsburgh, PA on the topic "FAQs About the Significant Changes to 2023 Property Tax Assessments and Assessment Appeals in Allegheny County," August 18, 2022.
- "2023 Tax Assessment Appeal Deadlines Fast Approaching In Many Western Pennsylvania Counties," MUS Client Advisory, July 19, 2022.
- Interview, "In 2023, tax breaks could await property owners who file assessment appeals in Allegheny County," *Pittsburgh Post-Gazette*, June 30, 2022.
- Interview, "Owners of Downtown Pittsburgh skyscrapers, other commercial properties could benefit from assessment appeals deal," *Pittsburgh Post-Gazette*, May 9, 2022.
- "Potential for Large Reductions in Assessed Value for Allegheny County Property Owners," MUS Client Advisory, May 3, 2022.
- Interview, "Braced for pandemic-driven property assessment appeals, Allegheny County gets a surprise," *Pittsburgh Post-Gazette*, April 2, 2021.
- Interview, "Want Commercial Property Tax Relief? Don't Hold Your Breath," *Bisnow*, March 28, 2021.
- Interview, "Empty Office Buildings Squeeze City Budgets as Property Values Fall," *The New York Times*, March 3, 2021.



- Interview, "Allegheny County, others prepare for a surge in assessment appeals by COVID-ravaged businesses," *Pittsburgh Post-Gazette*, October, 11, 2020.
- "COVID-19 Fallout Could Lead to Lower Commercial Property Taxes," *ACBA Lawyers Journal*, 22(21). October 9, 2020.
- "COVID-19 Fallout Could Lead to Lower Commercial Property Taxes," *Bloomberg Tax*, July 14, 2020.
- "The Impact of COVID-19 on Commercial Properties and Tax Assessment Appeals: The Potential for Lower Property Taxes," MUS Client Advisory, April 29, 2020.
- "COVID-19 SBA Relief Programs," MUS Client Advisory, April 7, 2020.
- "Client Alert: COVID-19 PA CARE Package," MUS Client Advisory, April 1, 2020.
- Presenter, PBI Day on Real Estate, Pennsylvania Bar Institute, Pittsburgh, PA on the topic "Managing and Responding to Mechanics' Liens: Advice for Owners, Developers and Their Counsel," March 5, 2020.
- Roundtable leader, ICSC OKIMP Retail Development & Law Symposium, Columbus, Ohio, on the topic, "Somebody to Lien On: Mechanic's Liens and Tenant Improvements," February 28, 2020.
- "Client Alert: Deadline for 2018 Allegheny County Real Estate Tax Assessment Appeals is Fast Approaching," *MUS Blog*, February 14, 2018.
- "PA Supreme Court Holds School Districts Cannot Target Only Certain Properties for Tax Assessment Appeals," *MUS Blog*, November 20, 2017.
- "What Weight Do Different States Give To Rent Acceleration Or Mitigation Of Damages Clauses?" Presenter, International Council of Shopping Centers Retail Development & Law Symposium, Columbus, Ohio, March 3, 2016.
- "Mechanics' Liens in Pennsylvania," Presenter, NAIOP Pittsburgh Chapter, CFO Forum, February 10, 2016.
- "*Bruno v. Erie Insurance* Brings Broad Changes to Construction Law," *The Legal Intelligencer*, August 11, 2015.
- "Construction Defect Litigation: From A to Z," Presenter, National Business Institute, April 21, 2015.
- "Mechanics' Liens in Pennsylvania," Presenter, Pennsylvania Bar Institute, July 8, 2014.
- "Valuing Special Properties for Tax Assessment Appeal," Co-author, NAIOP Pittsburgh, April 2014.
- "Selecting the Right Dispute Resolution Provision," *Breaking Ground*, July/August 2012.
- "Mediation and Settlement of Coverage Disputes," Presenter, National Business Institute, April 23, 2012.
- "Interest; No Penalty; Attorney's Fees to be Determined," MUS Client Advisory, November 7, 2007.
- "Waiver of Written Notice on Change Orders," MUS Client Advisory, August 6, 2007.

