

Reliance Search and Settlement



Sean P. Delaney, Esq.

Senior Managing Director

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Areas of Focus

Practice

Real Estate

Senior Managing Director of Reliance Search and Settlement, Sean is a shareholder in Stevens & Lee's full-service Real Estate Department and has assisted clients with a broad range of strategic real estate transactions and investments. He has over two decades of experience with virtually all aspects of real estate law, and maintains a particular focus on real estate acquisition, financing, development, operation and disposition as well as corporate matters. He represents domestic and international clients that include:

- Property owners and developers
- Lenders
- Investors
- Private equity funds
- Family offices

Clients frequently rely on Sean's strategic guidance, which emphasizes pragmatic legal approaches and solutions to achieving business needs and goals.

Sean's representations span various real estate sectors, including residential, office, commercial, medical office, hospital, retail, industrial, energy, multifamily housing, student housing, manufacturing, mining, lodging and mixed-use projects. He assists property owners with property identification, financing and acquisition, commercial and residential land development, retail and commercial leasing, tax assessment litigation and property disposition, among other capabilities. His experience also extends to assisting with land use matters including local and state permitting and licensing issues, and stormwater and wastewater permitting.

In the area of real estate finance, Sean represents lenders, investors and developers in facilitating the gamut of transactional opportunities, including construction, mezzanine, and permanent financing, equity investments, and in workouts and restructuring of underperforming assets. He has also provided guidance on business financing, capitalization and management.

Affiliations

- American Bar Association
- Pennsylvania Bar Association
- Dauphin County Bar Association
- Co-Founder of Delaney & Sons
- Founding Board Member, Creative Education, Inc.
- Former Board Member, Board of Trustees, Harrisburg Academy
- Former Member, United States Sailing Team

Education

- Pennsylvania State University, Dickinson School of Law, J.D.
- Hobart and William Smith Colleges, B.A.

Bar Admissions

- Pennsylvania

Court Admissions

- Pennsylvania Supreme Court
- U.S. District Court for the Middle District of Pennsylvania