



NICHOLAS KAMILLATOS

MEMBER - Administrative Law

📍 733 Third Avenue, New York, NY 10017 ✉ nkamillatos@rosenbergestis.com ☎ 212-551-8495

Practice Areas

Rent Regulation & Administrative Law
Landlord Tenant Law
Real Estate Development

Bar Admissions

New York, 1983
U.S. District Court Southern District of New York, 1983
U.S. District Court Eastern District of New York, 1983
U. S. Court of Military Appeals, 1990

Education

The George Washington University Law School

• J.D. - 1982

Honors & Activities:

• Member, Moot Court Honor Board

State University of New York at Stony Brook

• B.A. (*magna cum laude*) - 1979

Honors & Activities:

• Pi Sigma Alpha; With High Honors

Nicholas Kamillatos joined Rosenberg & Estis in 1982 and is a Member with the firm's Administrative Law Department. For three decades, he has represented property owners and lenders in numerous litigations and development projects involving virtually every administrative and regulatory agency that has jurisdiction over real estate in New York City. Those agencies include the New York State DHCR and Office of Attorney General, the New York City HPD, ECB, and HDC, and federal matters at HUD.

As a Member of the firm's Administrative Group, Kamillatos has advised property owners on how to best deal with overlapping regulations relating to the ownership, financing and redevelopment of residential properties. He developed a due diligence system which allows buyers and lending institutions to confirm the validity and enforceability of apartment building rent rolls using the State's rent registration database. Kamillatos also assists Mitchell-Lama property owners to establish the highest possible rent levels after the properties leave the Mitchell-Lama system. He won a groundbreaking appeal to the State's highest court establishing property owners' right to apply for substantial rent increases after Mitchell-Lama regulation ends, *KSLM-Columbus Apartment, Inc. v. DHCR*, 2005. Additionally, Kamillatos has represented high profile not-for-profit institutions in redeveloping their institutional real estate for non-profit purposes, including the world renowned Carnegie Hall Corp.

Kamillatos has lectured as a recognized administrative law expert at the Real Estate Board of New York, the Community Housing Improvement Program, Inc., and at bar association seminars convened by the Association of the Bar of the City of New York and the New York County Lawyers' Association.

Notable Work

- *KSLM-Columbus Apartments, Inc v. New York State Division of Housing and Community Renewal*, 5 N.Y.3d 303 801 N.Y.S.2d 783 (2005)

Classes & Seminars

- R&E Webinar: "NYS PHFL Create Affordable Housing Opportunities," December 2023
- R&E Webinar: "Housing New York – Law Changes In Gov. Hochul's Budget Proposals," March 2023



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NICHOLAS KAMILLATOS

- NYC Residential Developer & Operator Lunch-and-Learn, Speaker, March 2020
- Lender Seminars, Speaker, January 2020
- REBNY Rent Laws Seminar, Speaker, August 2019
- Rosenberg & Estis, P.C. Rent Regulation Seminar following the passage of the HSTPA of 2019, Speaker, June 2019
- “Financing: Trends, Challenges, and More!” Bisnow’s NYC Affordable Housing and Community Development Conference, Moderator, October 2018
- R&E’s 2013 In-house Lecture Series: Due Diligence 101, June 5, 2013
- Real Estate Broker Licensing Course (Instructor), Real Estate Board of New York
- Real Property Law Committee (Instructor), Association of the Bar, City of New York

Professional Associations

- New York City Bar Association, Member, Housing and Urban Development Committee, 1992 - 1996
- New York City Bar Association, Secretary, Committee on Military Affairs and Justice, 1989 - 1991

