

People



## Joshua J. Rinesmith

Co-Chair, Land Use and Development Practice

New York

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vCard

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Joshua Rinesmith focuses on real estate development, with a concentration in land use and zoning law and related transactional matters. He advises property owners, developers, architects and engineers on New York City zoning compliance and the development potential of property throughout the city. He regularly appears before a variety of agencies having jurisdiction over development in New York City including the Department of Buildings, Board of Standards and Appeals, Department of City Planning and City Planning Commission, the Department of Housing Development and Preservation, and the Environmental Control Board.

Joshua has extensive experience in zoning lot merger and transfer of development rights transactions, including the drafting of purchase and sale agreements, zoning lot development and easement Agreements, and light and air easement agreements. He also assists clients in securing the required approvals under the City's Inclusionary Housing Program. Joshua also has experience representing clients in obtaining "as of right" tax incentives for residential and commercial development projects under the City's 421-a and ICIP/ICAP programs.

## Published Work and Lectures

- Akerman Real Estate Presentation, Presenter, "A Practical Guide to City of Yes: Building in NYC with the City's New Zoning," January 30, 2025
- New York State Association for Affordable Housing's (NYSFAFH) 25th Annual Conference, Speaker, "Increasing Housing Production: City of Yes," and "Winning RFPs and New Opportunities: Developing on City and State Land," May 16, 2024
- Akerman Real Estate Presentation, Presenter, "Akerman Hosts Virtual Seminar Series: Gowanus Neighborhood Rezoning Webinar - Seminar Four," December 16, 2021
- Akerman Real Estate Presentation, Presenter, "Akerman Hosts Virtual Seminar Series: Gowanus Neighborhood Rezoning

## Areas of Experience

New York Land Use and Zoning  
Real Estate  
Affordable and Workforce Housing  
Economic Development and Incentives  
Land Use and Development  
Real Estate Acquisitions and Sales  
Commercial Leasing and Development  
Multifamily Development and Acquisitions  
Distressed Property  
Lease Restructuring and Workouts

## Education

J.D., Pace University School of Law, 2005, cum laude,  
Environmental Law Certificate  
B.S., Bucknell University, 2001

## Admissions

### Bars

New York

## Related Content

Akerman Sponsors +Pool Summer Party  
July 21, 2025

Akerman Earns Top National Rankings in the 2025  
*Legal 500 U.S. Guide*  
June 12, 2025

Akerman Sponsors 26th Annual New York State  
Affordable Housing Conference  
May 15, 2025

Webinar - Seminar Three,” November 4, 2021

- Akerman Real Estate Presentation, Presenter, “Akerman Hosts Virtual Seminar Series: Gowanus Neighborhood Rezoning Webinar - Seminar Two,” October 7, 2021
- Akerman Real Estate Presentation, Presenter, “Akerman Hosts Virtual Seminar Series: Gowanus Neighborhood Rezoning Webinar,” September 9, 2021
- *Law360*, Quoted, “NY Real Estate Regulation and Legislation to Watch in 2021” January 3, 2021
- Lawline, Online CLE Course, “Practical Skills in NYC Zoning and Land Use Diligence,” December 19, 2019
- Akerman Real Estate CLE Webcast, Presenter, “Basic NYC Zoning and Land Use for Real Estate Lawyers,” March 28, 2019
- *Yale School of Forestry and Environmental Studies*, Assistant Editor and Contributing Author, “Breaking Ground: Building in Priority Growth Districts,” 2005
- Land Use Law Center, Pace University School of Law, Contributing Author, “Reinventing Redevelopment Law,” 2005

## Affiliations

- Real Estate Board of New York (REBNY), Member
- New York State Association for Affordable Housing (NYSFAFH), Member
- New York City Bar Association, Land Use, Planning and Zoning Committee, Member
- Urban Land Institute (ULI), Member

## Honors and Distinctions

- *Connect CRE*, 2024 Lawyer in Real Estate Award Winner, New York & Tristate
- *The Legal 500*, 2020-2025, Recommended for Real Estate – Land Use/Zoning
- *Crain’s New York Business*, 2024, Notable Leaders in Accounting, Consulting & Law, Honoree
- *Crain’s New York Business*, 2022, Notable Leaders in Real Estate, Honoree