

# Ramón y Cajal

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Partner

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## experience

Patxi is Partner of our Real Estate and Urban Planning Practice. He joined the firm as Partner in 2011 after working in the same practice since 2002 at the law firm Uría Menéndez. Prior to this he worked at the company Ezquiaga Arquitectura Sociedad y Territorio, S.L., led by the professor of the Madrid School of Architecture, Mr José María Ezquiaga.

He specialises in real estate, urban planning, administrative and environmental law and participates in the drafting of planning and management instruments and acts as lead lawyer in real estate transactions, negotiating and drafting the agreements necessary for purchasing land and buildings for residential and commercial purposes, offices and logistics warehouses, focusing in particular on the conversion of protected buildings, including the preparation of due diligence reports.

He also advises on the processes for obtaining licences and approvals, on environmental impact assessments for projects and plans or programmes and on the management of appeals regarding penalties, compulsory purchase orders, licences, closure orders and planning and urban management instruments.

He has experience in renewable energy and industrial projects on non-development land and the acquisition and management of contaminated land, urban developments and land owners' consortiums (*juntas de compensación*), as well as in the acquisition of public property (tenders, auctions and surface rights).

## education

- Law Degree, Universidad del País Vasco, 1994-1999.
- Diploma in Urban Development, Escuela Vasca de Estudios Territoriales y Urbanos, 2000.
- Masters Degree in Territorial and Urban Development Policy, Universidad Carlos III de Madrid, 2001.
- Magister in Environmental Law, Instituto Universitario de Ciencias Ambientales, Universidad Complutense de Madrid, 2013.

## teaching

Professor in:

- Master's Programme in Sustainable Urban Development and Urban Policies. Universidad Carlos III de Madrid.
- Master's Degree in Urban Development and Territory Planning from CEU-San Pablo Business School.
- Master's Degree in International Law from the Instituto Superior de Derecho y Economía.
- Honorary Professor of Government/Public Sector Law, Universidad Autónoma de Madrid, 2010.

Francisco regularly participates as a lecturer in legal seminars and conferences related to his professional expertise.

## languages

English.

## publications

- “News in the registration of the new works declaration after de recent modification of the Land Law of Madrid” (2020). Published here: Web of the Public Notaries and Property Registrars of Spain (notariosregistradores.com).
- “Risks in acquiring properties from Public authorities”. In: *Diario La Ley n° 8.698, 2016*.
- “The Constitutional Court and the Supreme Court supports the valuation scheme of the Spanish Land Act. Expropriation valuation of land deemed suitable for building and general supra-municipal systems for creating cities”. In: *Diario La Ley n° 8,472, 03-02-2015*.
- “The Constitutional Court establishes the foundations of the future of land market”. In: *Expansion, 02-02-2014*.
- “Procedural ways to claim for urban development fees to third party purchasers in cooperation and compensation systems: civil jurisdiction, arbitration and nature of the planning easements”. In: *Journal Law N° 8380, 2014*.
- “Who pays the pending development expenses”. In: *Cinco Días, 2013*.
- “Urban development and environmental effects of the Constitutional Court judgement, of 13 December 2012, finding unconstitutional and void the Eighth Additional Rule of Legislative Decree 1/2005, 10 June, which approves the Murcia Land Consolidated Act”. In: *Revista de Derecho Urbanístico y Medio Ambiente n° 284, 2013*.
- “The owner of land for development that renounces to engage in urban transformation will be expropriated at rural land value (clarification to the third transitional provision of the Spanish Land Law)”. In: *Diario La Ley n° 8.138, 2013*.
- “The Higher Court of Madrid supports the first significant rezoning of the City Council of Madrid”. In: *Revista de Derecho Urbanístico y Medioambiente, 2012*.
- “The myth of land valuation under the Spanish Land Act”. In: *Expansión, 2012*.
- “Condominiums: A save investment”. In: *Expansión, 2011*.

- “Sale and lease back of buildings owned by Public authorities”. In: *Diario La Ley, 2011*.
- “The sufficiency of water resources and effects on new urban development”. In: *Circular de Urbanismo de Uría Menéndez, 2011*.
- “Effects of Catalanian high court case law on the installation of wind farms and photovoltaic plants on land deemed unsuitable for building”. In: *Revista de Derecho Urbanístico y Medioambiente, 2010*.
- “The execution of renewable energy projects in rural areas of the Canary Islands”. Co-authored with Jesús Sedano and Ruyman Torres”. In: *El Consultor de los Ayuntamientos y de los Juzgados, 2010*.
- “The new Andalusian regulations on urban development”. *El País, 2010*.
- “A study of recent case law in urban planning”. In: *Revista de Derecho Urbanístico y Medioambiente, 2009*.
- “Aeronautical easements and their implementation in territorial and urban development zoning regulations”. Co-authored with Antonio Gómez Cid. In: *El Consultor de los Ayuntamientos y de los Juzgados, 2009*.
- “New features in the expiration of urban development permits”. *El País, 2009*.
- “Regulation of loss-making residential developments”. In: *Manual sobre Derecho Urbanístico de Cataluña*. Several authors. Madrid: La Ley, 2009.
- “A study of recent case law in urban planning”. In: *Revista de Derecho Urbanístico y Medioambiente, 2008*.
- “Real estate valuation criteria for certain financial purposes”. In: *Circular de Urbanismo de Uría Menéndez, 2008*.

## affiliations

- Biscay Bar Association (*Ilustre Colegio de Abogados del Señorío de Vizcaya*).
- Urban Land Institute (ULI).