

Shannon CHARLTON

Associate

LOS ANGELES

T 213.626.8484

E scharlton@rwglaw.com



Shannon Charlton represents municipalities, public agencies, and private property owners in eminent domain and real estate matters. She represents clients in all phases of the eminent domain process from the pre-acquisition phase, through trial and post-judgment proceedings. Shannon's practice specializes in various aspects of real estate acquisition and condemnation issues, including preparation of purchase and sale agreements, right of entry agreements, challenges to a public agency's right to take real property, valuation issues, and pre-condemnation damages.

PROFESSIONAL EXPERIENCE

Shannon brings a background in housing law to her practice. She obtained her Juris Doctorate from Vanderbilt Law School, where she was a student attorney in the Housing Clinic. Shannon represented clients in Nashville Housing Resource Diversionary Court, negotiated settlements in unlawful detainer cases with the local housing authority, and presented policy recommendations to local advocacy groups during the COVID-19 eviction moratorium. Aside from spending two semesters on the Dean's List, Shannon was a Chancellor's Law Scholar and Ones Polk Scholar. Shannon also graduated cum laude from Spelman College, as a student ambassador.

HONORS & AWARDS

Student Attorney, VLS Housing Clinic

Dean's List, VLS, Fall 2020 and Spring 2021

Chancellor's Law Scholar, VLS

PRACTICE AREAS

Eminent Domain

Litigation

Real Estate

FOCUS AREAS

Civil Litigation

Condemnation Actions

Eminent Domain (Litigation)

Grade Separations

Infrastructure Projects

Rail Projects

Real Estate Acquisition & Right-of-Way

Real Estate Transactions

Relocation Assistance

EDUCATION

J.D., Vanderbilt University Law School

B.A., *cum laude*, Spelman College

Ones Polk Scholar, VLS

Alumni Relations Chair, Black Law Students Association

Law Clerk, Los Angeles County District Attorney's Office

PROFESSIONAL AND COMMUNITY AFFILIATIONS

Member, Los Angeles County Bar Association

Member, Black Women Lawyers Association of Los Angeles