



MEREDITH S. DELCAMP

PARTNER

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Meredith S. Delcamp is a partner in the Tampa and Sarasota offices of Shutts & Bowen LLP, where she is a member of the Business Litigation Practice Group.

Meredith represents national and regional property owners, property managers/operators, developers, as well as both private and public real estate investment trusts (REITs) and private equity funds in a variety of matters related to single-family rental homes (SFR), including build-for-rent communities (also known as BTR). As a part of her practice, Meredith has been appointed as the Co-Chair of the National Rental Home Council's (NRHC) Legal and Legislative Committee, and she was also appointed as Co-Chair of the NRHC's newly formed Florida Chapter. Having over 10 years of experience in the SFR industry, Meredith has helped guide owners and operators through a myriad of issues from foreclosure sales in the early days to more current issues such as licensing and homeowner's association disputes. Her litigation experience within the SFR industry includes class action lawsuits as well as those related to code enforcement, title defects, boundary disputes, landlord/tenant disputes, eminent domain/inverse condemnation, and construction defects.

Additionally, Meredith has experience assisting clients in a variety of environmental regulatory and transactional matters, including assisting with due diligence and permitting, as well as federal, state and local government compliance matters. Meredith has obtained Site Rehabilitation Completion Orders from the FDEP for her clients, both without conditions and with conditions, such as institutional and engineering controls designed to limit risk exposure which are imposed through restrictive covenants. Meredith additionally has experience litigating environmental matters, including those under NEPA, the Clean Water Act, including Section 404 wetlands permitting, CERCLA, including Superfund liability, cost recovery and third-party claims, as well as those under Florida law, including Chapter 376, F.S., and common law claims.

Meredith's land use practice involves representing developers, land owners and business owners before county and municipal governments, including zoning boards and commission/council members, to obtain rezoning, variance, special exception, site plan and other development approvals, as well as to conduct in depth due diligence review regarding prospective developments.

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Meredith maintains good relationships with land use planners, engineers and other consultants to support her land use practice throughout Florida, but specifically within Hillsborough, Pasco, Pinellas and Sarasota counties.

Meredith also has experience with LEED certification and other green development and building needs. She holds a certificate in Environmental Law from Tulane University Law School.

Practice Areas

Environmental

Litigation

Administrative Law and Licensing

Real Estate

Eminent Domain/Inverse Condemnation

Licensing

Land Use & Zoning

Industry Focus

Single Family Rental

Accolades

- *Best Lawyers in America*®
 - Commercial Litigation, 2021-2026
 - Construction Law, 2021-2026
 - Litigation - Real Estate, 2021-2026
 - Land Use and Zoning Law, 2023-2026
 - Real Estate Law, 2022-2026
 - Litigation - Land Use and Zoning, 2025, 2026
- Real Estate Department of the Year, Daily Business Review, 2016
- Rising Star, *Super Lawyers*, 2013-2020

Education

- Tulane University Law School, *magna cum laude*, J.D., 2005
 - Tulane Law Review
 - Environmental Law Certificate
- Coastal Carolina University, *magna cum laude*, B.S., 2002
 - B.S. in Biology and Marine Science
 - Sigma Zeta Beta Mu

Bar Admissions

Florida

Court Admissions

- All Florida State Courts
- U.S. District Court for the Middle District of Florida
- U.S. District Court for the Southern District of Florida

Professional and Civic

- National Rental Home Council
 - Co-Chair of the Florida Chapter of the NRHC, 2024-present
 - Legal & Legislative Committee Co-Chair, 2016-present
 - Operations Committee Co-Chair, 2018
- Tampa Bay Association of Environmental Professionals
- Florida Chamber of Commerce
 - Environmental Division
- Florida Shore and Beach Preservation Association
- Tampa Bay Watch
- Adjunct Professor, University of South Florida, Environmental Law, Spring 2010
- International Council of Shopping Centers (ICSC)
- Tampa Bay Builders Association
- S. Green Building Council, Central Florida Chapter
- Florida Bar

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- Environmental and Land Use Section
- Hillsborough County Bar Association
 - Law Week Committee
 - Co-Chair, Eminent Domain Committee, 2013-2014
- Family Forum Clinic

Presentations

- "Navigating the Rising Tide of Class Actions in Florida's Residential Real Estate Sector," The Florida Bar Leasing Committee Meeting, Amelia Island, 2025
- "Emerging Issues in Pollution Liability," Florida Chamber Foundation's Environmental Permitting Summer School Conference, Marco Island, 2021
- "Follow the Money to the End: Capital Investment and Managing Environmental Risk," Florida Chamber Foundation's Environmental Permitting Summer School Conference, Marco Island, 2019
- The Anatomy of the SFR Deal, Single Family Rental Investment Forum, Miami, 2017
- Green Building in the Sunshine State, St. Petersburg Bar Association

Publications

- Florida's Credit Card Surcharge Prohibition Found Unconstitutional (2016)

In The News

- ["Built-for-rent houses coming to Tampa Bay suburbs as industry booms,"](#) *Tampa Bay Times* (September, 29, 2021)