



Erica R. Townes

Associate

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OVERVIEW:

Erica is an attorney in the Business and Real Estate practice groups. In her corporate practice, Erica represents businesses of all sizes and sophistication across a variety of industries. Erica's practice ranges from assisting start-up companies with entity formation and governing documents to routinely working with more seasoned companies on complex mergers and acquisitions, strategic corporate restructuring, and succession planning. She frequently works with privately held, closely held, and family-owned businesses, providing tailored legal counsel to address their unique challenges, particularly in governance, succession planning, and strategic growth. Erica also devotes a substantial portion of her practice to assisting clients in residential and commercial development, property acquisition, commercial lease negotiations, zoning, and land use concerns. In both facets, Erica focuses on the structure, negotiation, and strategic planning of business and real estate transactions.

To complement her corporate law practice, Erica maintains an active nonprofit practice, advising tax-exempt organizations on formation, governance, and regulatory compliance. She serves on the board of and is involved with a number of local nonprofit and professional organizations, including the York County Bar Foundation Board of Directors, the Dauphin County Bar Association Young Lawyers Section, and the DreamWrights Center for Community Arts Board of Directors.

Erica maintains an active practice focused on guardianship and incapacity matters and regularly appears before Orphans' Courts throughout south central Pennsylvania. She represents petitioners in a wide variety of guardianship matters, ranging from routine guardianship petitions to highly complex, time-sensitive matters involving specialized medical decision-making, including authorizations for procedures such as electroconvulsive therapy (ECT). Through this work, Erica has developed a strong command of the Pennsylvania Probate, Estates and Fiduciaries Code and its intersection with the governing procedural rules. In addition to her work before local Courts of Common Pleas, Erica has successfully litigated guardianship matters before the Pennsylvania Superior Court, contributing to appellate case law on substantive and procedural guardianship issues. She is trusted counsel for healthcare institutions and fiduciaries seeking practical, responsive guidance and regularly shares her insight on emerging legal, procedural, and appellate

developments impacting Pennsylvania guardianship practice.

Erica believes that effective legal representation requires a combination of strategic thinking, attention to detail, and a deep understanding of each client's priorities. This approach allows her to provide clear, actionable advice tailored to the unique circumstances of every client. Erica is committed to balancing a collaborative mindset with decisive advocacy, recognizing that the best outcomes often result from thoughtful negotiation and creative problem-solving rather than unnecessary conflict.

When not practicing law, Erica's firm responsibilities include serving as a member of the firm's Hiring Committee, where she is involved in recruiting for the firm's [Summer Associate Program](#). Prior to joining Barley Snyder, Erica externed for the Supreme Court of Pennsylvania and the Commonwealth Court of Pennsylvania for the Hon. P. Kevin Brobson as a law student.

While not a performer herself, Erica is a musical theatre enthusiast and frequently patronizes New York City and central Pennsylvania theatre productions. Her favorite show running on Broadway is "Hamilton."

Representative Matters:

- Represented seller in the asset sale of a luxury hotel and hospitality lighting company.
- Represented seller in the equity sale of national honey packing business and underlying real estate.
- Represented seller in the stock sale of structural steel fabrication company.
- Represented buyer in the asset sale of a regional snack company.
- Represented seller in the asset sale of outdoor wireless network and communications company.
- Represented the seller in the asset sale of a printing company.
- Represented the seller in the asset sale of an insurance agency.
- Represented the seller in the stock sale of a metalworking design and manufacturing company.
- Represented the buyer in the acquisition of an electric company.
- Represented the buyer in the acquisition of an auto core contracting business.
- Represented the buyer in the purchase of a restaurant and its underlying real estate.
- Represented a landlord in the negotiation of a commercial lease for a restaurant and bar in York County.
- Represented a landlord in the negotiation of a commercial lease for a pizza restaurant in York County.
- Represented a tenant in the commercial lease negotiation for a restaurant in downtown Harrisburg.
- Represented applicants in securing a variance and special exception for a property in York City.
- Represented applicants in securing special exceptions for short-term rental operations in various

municipalities.

- Represented applicants in securing a special exception and variance for a wedding venue operation.

EDUCATION:

- Widener University Commonwealth School of Law, J.D., cum laude
- Old Dominion University, B.S., cum laude

ADMISSIONS:

- Pennsylvania
- U.S. District Court, Eastern and Middle Districts of Pennsylvania

PRACTICE AREAS:

- Business
- Real Estate
- Corporate Transparency Act Response Team
- PA Annual Report Response Team
- Family Owned Businesses

INDUSTRY GROUPS:

- Environment & Energy

COMMUNITY INVOLVEMENT:

York County Bar Foundation

Board of Directors

DreamWrights Center for Community Arts

Board of Directors

Y Community Development Corporation

Board of Directors

York County Bar Association Grants Committee

Member

Dauphin County Bar Association Young Lawyers Section

Former Social Chair

Family First Health Human Resources Committee

Former Member

Community Progress Council

Former Board of Directors

Leadership York

2020 Graduate

Pennsylvania Bar Association's Region 6, District 1 High School Mock Trial Competition

Former Coordinator (2017-18)

RECOGNITIONS:

- Pennsylvania Super Lawyers Rising Star (2025, 2026)
- Best Lawyers: Ones to Watch in America, Business Organizations (including LLCs and Partnerships) (2024, 2025, 2026) Mergers and Acquisitions Law (2024, 2025, 2026), Real Estate Law (2026)
- Central Penn Business Journal "Legal Excellence Awards" -- Up and Coming Lawyers
- Order of the Barrister

MEMBERSHIPS:

- Herbert B. Cohen Chapter of the American Inns of Court
- York County Bar Association
- Dauphin County Bar Association

PUBLICATIONS:

- "Clarifying the Administration of Substance Abuse Policies", Widener University Law Journal
- "DOL's Change of Course on Unpaid Interns", Corporate Counsel Business Journal

PRESENTATIONS:

- Short-Term Rentals: Legal, Policy, and Zoning Considerations for Municipalities, PSATS Southeast 2025 Regional Forum (October 2025)
- Pennsylvania Bar Association's Real Property Annual Retreat Annual Update on Pennsylvania Real Estate Case Law (August 2023)
- "Remote Work Is Here to Stay... And Wage & Hour Update Too!" 40th Annual Employment Law Seminar
- Pennsylvania Bar Association's Real Property Annual Retreat Annual Update on Pennsylvania Real Estate Case Law (August 2022)
- Pennsylvania Association of Sewage Enforcement Officers Conference Overview of the Municipalities Planning Code and Right to Know Law (March 2022)
- Pennsylvania Bar Association's Real Property Annual Retreat Annual Update on Pennsylvania Real Estate Case Law" (August 2021)
- Pennsylvania Chamber of Business and Industry Human Resources Conference (November 2018)
- 2017 Human Resource Association of Centre County Labor and Employment Seminar (October 2017)

RELATED NEWS:

- Barley Snyder Attorney Erica Townes Appointed to Y Community Development Corporation Board of Directors
January 22, 2026
- Nonprofits 101: A Guide to Starting Your Nonprofit
March 13, 2025
- The Corporate Transparency Act's Impact on HOAs and Condominium Associations
February 9, 2024
- Revisiting the Corporate Transparency Act: The Latest Developments
August 24, 2023

- An Overview of the Corporate Transparency Act
August 25, 2022
- Barley Snyder Professionals Honored in CPBJ Legal Excellence Awards
October 18, 2021
- Executive Order Warns Government Contractors About Race or Sex Stereotyping
October 9, 2020
- Defying Governors Order is a Risky Proposition
May 12, 2020
- How the CARES Act Stimulus Package Could Affect Your Business (UPDATE)
March 31, 2020
- Barley Snyder Adds Erica Townes to York Office
March 11, 2019

RELATED RESOURCES:

- 16. Barley Snyder Legal Update Podcast: Corporate Transparency Act
November 11, 2022