



Katelyn E. Rohrbaugh

Associate

Office: York, PA

Email: krrohrbaugh@barley.com

Tel: (717) 814-5006

OVERVIEW:

Kate is a dedicated member of the firm's Litigation, Real Estate, Hospitality and Liquor Law groups, in addition to being a licensed title agent. She brings extensive knowledge to her clients' most complex legal challenges and takes the time to understand their needs, fostering strong, effective relationships.

Committed to achieving the best possible outcomes, Kate communicates clearly and works collaboratively, navigating the legal landscape with efficiency and integrity. A strong advocate for practical solutions, she ensures that her clients are well-informed about potential outcomes and resolution strategies from the outset. Kate regularly collaborates with a diverse group of clients, including restaurants, hotels, commercial retailers, brokers, property management companies, and non-profit organizations.

Litigation

Kate focuses her practice primarily on litigation matters, specifically in the areas of commercial litigation, fiduciary litigation, real estate litigation, appellate litigation and construction litigation. She approaches every case with a personable, reasonable and strategic mindset. View a sampling of her representative cases below:

Commercial

- Kate and team represented a railroad company in obtaining emergency injunctive relief against a landowner blocking the railroad company's tracks. The railroad company had a right of way dating back to the 1800s when the railroad was first built. The landowner asserted multiple defenses including claims of abandonment and misuse. Ultimately, the York County Court of Common Pleas agreed that the railroad company had met the high burden of a preliminary injunction hearing and granted an order protecting the railroad's continued use of the tracks.
- Kate successfully defended a multifamily housing developer in a bench trial in York County against a breach of contract and unjust enrichment claim brought by an architect who alleged our client failed to fulfill its contractual obligations. The architect's claim could have exposed our client to over \$150,000, including potential attorneys' fees. Katelyn's defense effectively dismissed all claims, securing a favorable verdict for

her client and shielding them from both the alleged amount owed under the contract and the risk of attorney fee liability.

- Kate was successful in York County on a Motion for Judgment on the Pleadings wherein the client purchased a property which was subject to a reservation in a deed for the prior owner to continue receiving income from a Billboard Lease until the term ended. The prior owner tried to pull one over on the client by amending the Billboard Lease to allow for additional terms the year before the lease was set to end and the rights would be given back to our client. Ultimately, the Court agreed with our argument that the term in the lease was definite and the attempted new amended lease for an extended term was void. We were able to negotiate a lease with the prior renter for our client who will benefit over \$150,000 from the lease.

Fiduciary

- Kate and her team successfully represented the beneficiary of a trust in a complex dispute before the Mifflin County Orphans' Court. The case involved multiple challenges, including a \$250,000 claim based on an alleged common law marriage, which the court rejected after trial. Kate also secured favorable rulings on several intricate trust interpretation issues, yielding the beneficiary \$2.6 million. The outcome was affirmed on appeal by both the Pennsylvania Superior and Supreme Courts.

Real Estate

- Kate and team represented a shopping center owner in Dauphin County that was subject to a complete condemnation by PennDOT. After receiving a low offer for the eminent domain of property, the Barley team worked with an appraiser and were able to obtain a \$4.55 million payment for the shopping center owner.
- Kate and team represented a non-profit health system in a tax assessment appeal in the Cumberland County Court of Common Pleas relative to a large medical complex. Despite the health system acquiring the medical complex for \$45 million, the Barley team negotiated with the taxing authorities for a settlement at a \$31 million fair market value. This settlement resulted in over \$160,000 per year in tax savings for the health system.

Real Estate

In her real estate practice, Kate covers a range of services, including commercial transactions, tax assessment appeals and exemptions, and commercial leasing. Her title agent license enhances her real estate work, offering a well-rounded perspective on each matter.

Liquor Law

In the hospitality sector, Kate works closely with clients regarding their liquor law needs, assisting with licensing, renewals and enforcement matters. She thoroughly enjoys this niche area of her practice, guiding her clients through the complexities of liquor law.

Outside of the office, Kate is highly active in her community, serving on various boards of local nonprofit organizations. The West York native enjoys hitting the gym, spending time with her family, and indulging in her passion for baking.

EDUCATION:

- Drexel University Thomas R. Kline School of Law, J.D., magna cum laude
- West Chester University, B.S. in psychology, summa cum laude

ADMISSIONS:

- Pennsylvania

PRACTICE AREAS:

- Litigation
- Higher Education
- Real Estate
- Fiduciary Litigation
- Real Estate Litigation
- Appellate Litigation
- Construction Litigation
- Commercial Litigation

INDUSTRY GROUPS:

- Hospitality
- Liquor Law

COMMUNITY INVOLVEMENT:

Keystone Planned Parenthood

Board member

The Advantage Program of York

Board member

TrueNorth Wellness Services

Board member

Drexel University Thomas R. Kline School of Law Bar Association

Vice president

Public Interest Experience Organization

Chair

Homeless Advocacy Project

Volunteer

Pennsylvania Innocence Project

Volunteer

West Chester University Cheerleading

Former captain

NEDA Walk

Volunteer and fundraiser

"Body Project"

Trained mentor

RECOGNITIONS:

- Pennsylvania Super Lawyers Rising Star (2024, 2025)
- Rising Advocate Scholarship recipient
- Drexel Law Review, articles editor

MEMBERSHIP:

- Psi Chi Honors Psychology Organization

PRESENTATION:

- "COVID-19 Vaccines: The Impact on Higher Education", Webinar (January 2021)

RELATED NEWS:

- Pennsylvania House Bill 1960 Proposes Referendum Requirement for Large Warehouse Projects
May 16, 2025
- Barley Snyder Attorneys Rebecca Shanaman and Katelyn Rohrbaugh selected as Central Penn Business Journal's Women of Influence Award Winners
May 12, 2025
- York County Nonprofits: Look Out for Real Estate Tax Exemption Questionnaires
July 15, 2024
- Barley Snyder Attorney Katelyn Rohrbaugh Joins Board of Directors of Advantage Program of York, Participates in Legal Clinic
November 28, 2022
- Barley Snyder Attorney Katelyn Rohrbaugh joins TrueNorth Wellness Services Board
October 24, 2022
- U.S. Department of Ed Wont Enforce Title IX Cross Examination Regulation
August 30, 2021
- Pennsylvania Asks Higher Education to Go Virtual
December 22, 2020
- New COVID-Cautious Recommendations for Higher Education
November 19, 2020
- Barley Snyder Hires Two New Attorneys
October 13, 2020
- Legal Risks of Recording Video Conference Calls
June 2, 2020
- Is CARES Act Funding Going to the Right Schools?
May 19, 2020
- Will COVID-19 Trigger a Downfall Domino Effect for Retail Closings?
May 7, 2020
- School Construction Issues Remain Murky
April 20, 2020
- New Federal Virtual Learning Regulations Up for Public Comment
April 6, 2020

- Avoiding Zoom-Bombing in the New Age of Meetings
April 2, 2020
- Could Specific Contracts Help Save Retail Industry?
March 27, 2020
- How Governments Could Affect Your Business During Coronavirus Outbreak
March 10, 2020
- Schools Already Planning for Coronavirus
February 27, 2020

RELATED RESOURCES:

- Webinar Replay: The Impact of the COVID-19 Vaccines on Higher Education
January 21, 2021