

Reilly S. Noetzel

Partner

Real Estate Practice Group Chair

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OVERVIEW:

Reilly is a partner in the firm's Real Estate Practice Group and the Construction, Environment, Land Use, and Municipal industry groups in addition to being a licensed title agent. He also serves as Chair of the Real Estate Practice Group. Reilly dedicates his practice to the representation of clients in all aspects of their real estate transactions and developments with a particular focus on condominium and planned community law, land use and development, construction and regulatory matters as well as leasing.

Condominium & Planned Community Law

As a large part of his practice, Reilly helps clients navigate the Pennsylvania Planned Community and Condominium Acts, and provides creative and efficient advice on structuring these types of developments. He is familiar with the requirements of the Acts, and establishes the framework for each community to facilitate a smooth transition of the development at turnover. Reilly recognizes this area of the law can be complex and routinely gives educational presentations to homebuilders, developers, and other professionals on condominium and planned community law compliance. He has prepared and reviewed homeowners' association and condominium documents for developments of all types and sizes, including building conversions, shopping centers, residential planned communities, master-planned developments, and site condominiums. He also advises developers in completing lot takedowns within these types of communities.

Land Use & Development

Reilly's zoning and land development work includes representation of clients in the submissions of and hearings for text amendment, rezoning, variance, special exception, conditional use, land development and condition modification applications. He understands the complexities of the Municipalities Planning Code and the requirements that municipalities and developers must follow throughout the land development process in Pennsylvania. Reilly's experience in this area includes assistance with the development of mixed-use, commercial/industrial buildings and complexes as well as residential neighborhoods.

Construction

In his construction practice, Reilly advises owners, contractors, subcontractors and design professionals on all facets of construction law and procurement matters, with a particular focus on negotiating contracts for uniquely funded projects, such as RACP and ARPA, as well as other state and private grant programs. This includes the review and negotiation of the American Institute for Architects (AIA) form agreements, updates to form purchase orders and agreements, and assistance with mechanics' liens, prevailing wage, and Contractor and Subcontractor Payment Act issues. Reilly also has specific experience with engineering, procurement and construction (EPC) contracts for renewable energy projects. In addition, Reilly represents developers with respect to building code and Uniform Commercial Code (UCC) enforcement issues and appeals as well as Historic Architectural Review Board (HARB) approvals.

Regulatory & Permitting

In connection with his land use and development practice, Reilly helps clients navigate the regulatory and permitting requirements associated with real estate projects including the rules and regulations of various Pennsylvania state agencies such as the Department of Environmental Protection, PennDOT, the Pennsylvania Liquor Control Board and the Pennsylvania Utility Commission. He regularly assists clients with issues related to permits for public infrastructure as well as highway occupancy, NPDES, post-construction stormwater management and building permits.

Leasing

Reilly devotes a significant portion of his practice to the representation of landlords and tenants in various leasing matters. He frequently negotiates retail, industrial, office, and ground leases and advises clients on ancillary leasing issues such as financing and construction matters. Through his experience in lease negotiations, Reilly is well-versed in standard commercial leasing clauses in central Pennsylvania. He often guides clients through the process of understanding lease provisions, including complex CAM clauses. Reilly also assists clients in the negotiation of energy and utility leases, including solar farm and cell tower leases.

Reilly prides himself on providing practical advice and delivering efficient results for his clients. He especially enjoys the tangible nature of real estate law and appreciates the ability to see a project through from beginning to end. His well-rounded experience in the areas above allows him to be the point person for developers throughout all stages of their projects.

In his spare time, Reilly enjoys biking, hiking, reading, astronomy, Revolutionary and Civil War history, and spending time with his family outdoors.

View some of Reilly's representative matters:

- Represented a regional funeral home in the acquisition and development, including permitting, land development, and zoning approvals, for a new, approximately 14,000-square-foot funeral home and crematory.
- Represented a farm equipment and machinery sales and repair business in the sale of its existing building, the acquisition of raw land, and the development of amulti-phased, 300,000 square foot vehicle retail, service, and repair center. Reillys work on this matter included obtaining conditional use, variance, and land development plan approvals for the new building as well as assistance in obtaining a PIDA loan to finance the development.

- Counseled a large retailer in the development of amulti-phased, 250,000-square-foot manufacturing, office, and warehousing center, including navigation of permitting and land development issues, sewer and water capacity matters, and special exception approvals for the use.
- Represented landowners in obtaining variances and special exception approvals to convert existing buildings into an apartment building and an Airbnb building.
- Represented a large church in the conversion of its existing building into a condominium, and the sale of a condominium unit to a buyer.
- Counseled a residential developer in rezoning several tracts of land, obtaining text amendments for higher density, and development of townhome, single-family and mixed-use buildings.
- Served as counsel for a one-of-a-kind stream restoration and walking trail project in Lancaster County, which included preparation of easements, construction documents, and municipal intergovernmental agreements related to stormwater and MS4 permitting.
- Served as landlords counsel on various lease negotiations for a new retail shopping center, which included advising the client on sophisticated CAM, exclusive use, and other specific retail leasing issues.
- Obtained text amendment and conditional use approvals for a large-scale multifamily and townhome development in Lebanon County, and advised the developer on planned community structuring issues for the community.
- Prepared condominium/planned community documents for a shopping center redevelopment, single-family and townhome developments throughout central Pennsylvania as well as building conversions in urban settings including Lancaster and Harrisburg.

EDUCATION:

- Maurer School of Law at Indiana University Bloomington, J.D.
- Franklin & Marshall College, B.A. in Government and B.A. in Special Studies: Arabic & French, Summa Cum Laude

ADMISSIONS:

- Pennsylvania

PRACTICE AREAS:

- Real Estate
- Land Use
- Title Insurance
- Community Associations

INDUSTRY GROUPS:

- Construction
- Environment & Energy
- Municipal

COMMUNITY INVOLVEMENT:

Lancaster Bar Association
Board of Directors - 2025-present; Real Estate Law Section Chair - 2025; Former Judiciary Committee Member; Municipal, Zoning & Environmental Law Section Former Chair - 2021, 2022

Penn Manor Education Foundation
Board of Directors - 2023-2026

Pennsylvania Bar Association
Real Property, Probate, Trust Law Section Former Council Member - 2021-2024; Vice Chair - 2025-present

Pennsylvania Bar Association
House of Delegates - 2023-present

Building Industry Association of Lancaster County (BIA)
Board of Directors - present

Building Industry Association of Lancaster County (BIA)
Ethics Committee Chair, 2023-present

Central Market Trust
Board of Directors - 2022-present

Community Associations Institute (CAI) Keystone Chapter

Current member

Messiah University
Former Adjunct Faculty Member - 2024

ABC Education Committee
Former Member

Leadership Lancaster
Core Class 2020 graduate

Lancaster Public Library
Former board member

Landis Valley Museum
Former board member

RECOGNITIONS:

- Best Lawyers: Ones to Watch in America, Land Use and Zoning Law (2024, 2025, 2026, 2027), Construction Law (2026, 2027), Real Estate Law (2026, 2027)
- Pennsylvania Super Lawyers Rising Star (2023, 2024, 2025, 2026)
- Pennsylvania Bar Association Real Property, Probate and Trust Law Section Trailblazer Award (2020)

MEMBERSHIPS:

- Pennsylvania Bar Association
- Lancaster County Bar Association

PRESENTATION:

- "Land Development 101", Lancaster Bar Association 2026 Real Estate & Municipal Summit (March 2026)
- "Navigating NPDES Permitting - Changes, Challenges, & Pitfalls", ULI Philadelphia Central PA Regional Council (November 2025)
- "Understanding Operating Expenses & CAM: Impacts on Transactions and Future Buyers ", Wake Up With Barley: A Morning on Real Estate Seminar (June 2025)
- Training on Title Insurance, Mid Penn Bank (July 2024)
- Guilty by Association' Tips for Avoiding Pitfalls in the Formation and Operation of HOAs, Building Industry Association of Lancaster County (April 2024)
- "Trends in Zoning and Development," - Moderator, Wake Up With Barley: A Morning on Real Estate Seminar (June 2023)
- "What Residential Builders Need to Know About Construction and Land Development", Building Industry Association of Lancaster County Morning Mingle (Sept. 2022)
- "Exploring and Negotiating Key Clauses in Construction Contracts", ABC Keystone's Fall Regional Construction Wake-up Call Series (Fall 2022)
- "Construction Agreements & Payments: Understanding the Construction Process", ABC Keystone (October 2020

LANGUAGES:

- German
- French
- Arabic

RELATED NEWS:

- Barley Snyder Welcomes Real Estate Attorney Sophie Miller to Harrisburg Office
  November 2, 2026
- Pennsylvanias Act 29 Creates New Contact Information Reporting Requirements for Non-Owner-Occupied Properties
  October 1, 2026

- Scrutiny of RESPA Affiliated Business Arrangement Continues
  September 2, 2026
- Barley Snyder Expands Real Estate Practice with Addition of Attorneys Jordan Davis and Erika Firestone
  August 3, 2026
- Barley Snyder Highlights Community Associations Experience with Dedicated Team
  July 29, 2026
- Barley Snyder Partner Reilly Noetzel Named Chair of Real Estate Practice Group
  May 1, 2026
- Barley Snyder Partner Reilly Noetzel Named Vice Chair of Pennsylvania Bar Association's Real Property, Probate and Trust Law Section
  June 11, 2025
- Barley Snyder Partner Reilly Noetzel Appointed to Lancaster Bar Association Board of Directors
  February 19, 2025
- Barley Snyder Welcomes New Partner Reilly Noetzel to Partnership Group Beginning 2025
  January 2, 2025
- Guilty By Association: Common Pitfalls in Planned Community and Condominium Formation and Management
  July 11, 2024
- Draft Changes to the 2024 NPDES General Permit (PAG-02) and Their Impact on Future Development Projects
  May 2, 2024
- Barley Snyder Attorney Reilly S. Noetzel Named to PBA, Penn Manor Education Foundation Positions
  August 14, 2023
- Fourteen Barley Snyder Attorneys Named 2023 Super Lawyers
  May 22, 2023
- Barley Snyder Attorneys elected to Lancaster Bar Association Posts
  February 13, 2023
- Counting Votes or Making Votes Count? Sweeping Legislative Changes to Condominium, Cooperative and Planned Community (HOA) Laws in Pennsylvania
  November 10, 2022
- Barley Snyder Attorney Noetzel Named to Bar Association Council
  June 25, 2021
- Five Quick Tips for Construction Purchase Orders
  November 20, 2020
- Barley Snyder Attorney Reilly Noetzel Receives Prestigious Bar Award
  June 11, 2020

- Municipal Hearings and COVID-19
  March 25, 2020
- Barley Snyder Attorney Noetzel Named to Lancaster Library Board
  July 16, 2019
- If Youre Not Using Pennsylvanias New Construction Code, You Need to Be
  November 14, 2018
- Navigating the New CASPA Requirements
  June 13, 2018
- New Pennsylvania Remedies for HOA Disputes
  April 25, 2018
- Complying with Lancaster's Proposed Amendments to Lead Hazards Ordinance
  November 3, 2017
- Lancaster County 2018 Property Reassessment: Evaluating Your Preliminary Notice
  May 1, 2017
- Lancaster County property owners, reassessment is coming!
  March 1, 2017
- Barley Snyder Hires Newest Associate
  February 2, 2017

RELATED RESOURCES:

- Celebrating 70 Years of Legal Excellence
  June 10, 2026
- LEGAL DOSE 2. Yellowstone and Legal Aspects
  November 16, 2022
- 2022 Wake Up With Barley: A Morning on Real Estate Recording
  May 25, 2022
- Wake Up with Barley: A Morning on Real Estate Webinar Replays
  December 8, 2020