



Stacey R. MacNeal

Partner

Land Use Practice Chair

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OVERVIEW:

Stacey MacNeal is a seasoned real estate attorney with over 25 years of experience. She regularly represents property owners and developers in all stages of real estate acquisition, financing, operations, development, and divestment. Her extensive experience spans both commercial and residential real estate, with particular expertise in the multi-family, industrial and commercial sectors. Stacey is also a licensed title agent in Pennsylvania and Maryland.

Stacey began her legal career as a general practitioner and as counsel to municipalities. This foundation gives her a comprehensive understanding of the legal landscape that affects her clients today. Almost 20 years ago, Stacey shifted her practice to focus on real estate law, with a particular emphasis on representing property owners and developers. During that time, she gained a breadth of experience in all areas of real estate law, including transactions, title insurance, leasing, landlord-tenant disputes, quiet title actions, neighbor disputes, easements, and all areas of real estate land use and development.

Today, Stacey's practice is focused on guiding clients through the full spectrum of real estate acquisition, financing, and development, with an emphasis on:

Land Use Approvals and Entitlements

As Chair of the firm's Land Use Team, Stacey represents residential and commercial developers, business owners, and homeowners in obtaining zoning and land development approvals. She frequently appears before municipal boards throughout south-central Pennsylvania, including York, Lancaster, Dauphin, Adams, Franklin and Cumberland counties, and beyond. Stacey prides herself on finding creative solutions to ensure that development proceeds in a timely manner. She also has experience helping her clients navigate complex matters such as rezonings involving multiple properties, text amendments creating new zoning districts and overlays, curative amendments, and substantive and procedural validity challenges.

Recent representative projects include:

- Development of 2.6 million square feet of warehouse space in three buildings over municipal lines with multiple public improvements
- Mixed use town center development
- Multi-phased residential development with mixture of housing types and integrated amenities
- Urban mixed use, multi-phased redevelopment
- Active 55+ community featuring integrated amenities, wellness center and continuum of care

Creation of Condominiums and Planned Communities

Stacey advises clients on the formation of condominiums and planned communities, helping structure governing documents and navigating statutory requirements for long-term operational success. These include complex structures for flexible planned communities, commercial condominiums, ground condominiums, and master associations.

Commercial Real Estate Transactions

Stacey assists her development clients by negotiating and closing purchase agreements, as well as securing acquisition and construction financing for associated projects. Additionally, she has substantial experience representing both buyers and sellers in purchase agreements. Combined with her deep understanding of the development process, this enables her to consistently guide her clients toward the best outcomes. In 2024, Stacey closed over \$150,000,000 in multi-family loans associated with acquisition and construction financing.

Title Insurance and Related Services

As a licensed title agent in both Pennsylvania and Maryland, Stacey routinely handles title insurance matters and addresses title-related issues. Leveraging her legal background, she is able to identify potential risk during the title review, provide options for resolution, and assist with a smooth and secure transaction.

Approach to the Law

Stacey brings a collaborative, strategic approach to working with development and transaction teams, with a consistent focus on achieving positive outcomes and moving projects to a successful close. Her commitment to responsiveness, creativity and teamwork has made her a trusted advisor across the real estate industry. Whether guiding complex zoning approvals or structuring intricate financing transactions, Stacey ensures that every deal or project is executed efficiently, with precision, and aligned with her clients' goals.

EDUCATION:

- Dickinson School of Law, J.D., cum laude
- Pennsylvania State University

ADMISSIONS:

- Pennsylvania
- U.S. District Court for the Middle District of Pennsylvania
- U.S. Court of Appeals for the Third Circuit

PRACTICE AREAS:

- Real Estate
- Title Insurance
- Land Use
- Corporate Transparency Act Response Team
- PA Annual Report Response Team

INDUSTRY GROUPS:

- Transportation, Logistics & Trade

COMMUNITY INVOLVEMENT:

YWCA York

Board member

DreamWrights Center for Community Arts

Former Fund Development Committee member, former board member and former board chair

York's Walk to End Alzheimer's

Former Executive Leadership Committee member

York County Literacy Council

Former board member and former board chair

York Symphony Orchestra

Former board member and Governance Committee Chair

Autism York

Former volunteer

RECOGNITION:

- The Best Lawyers in America, Real Estate Law (2024), Land Use and Zoning Law (2025, 2026)
- Central Penn Business Journal, Women of Influence - Circle of Excellence (2023)

PRESENTATIONS:

- "Navigating the Subdivision Process", Land Use and Zoning in Pennsylvania: From Application to Appeal Webinar, National Business Institute (December 2024)
- Navigating a Zoning Hearing: A Mock Hearing on Conditional Uses for Multi-Family Development, - Pennsylvania State Association of Township Supervisors' Southcentral 2024 Regional Forum (November 2024)
- Navigating a Zoning Hearing: A Mock Hearing on Conditional Uses for Multi-Family Development, - Pennsylvania State Association of Township Supervisors' Southeast 2024 Regional Forum (October 2024)
- Navigating a Zoning Hearing: A Mock Hearing on Conditional Uses for Multi-Family Development, - Pennsylvania State Association of Township Supervisors' Lehigh Valley 2024 Regional Forum (October 2024)
- LLC Reporting Requirements & CRE, -The CCIM Institute PA/NJ/DE Chapter (June 2024)
- "Trends in Zoning and Development," - Panelist, Wake Up With Barley: A Morning on Real Estate Seminar (May 2024)
- "Trends in Zoning and Development," - Panelist, Wake Up With Barley: A Morning on Real Estate Seminar (June 2023)
- Land Use Law 101: The basics every lawyer (and Pennsylvania land owner) should know, York County Bar Association (November 2022)

RELATED NEWS:

- FinCEN's New Reporting Requirement for Certain Residential Real Estate Transfers Postponed October 3, 2025
- Barley Snyder Partner Stacey MacNeal Appointed to YWCA York Board of Directors July 23, 2025
- Update: Delaware Trade Name Registration Process Postponed to 2026 June 2, 2025

- Pennsylvania House Bill 1960 Proposes Referendum Requirement for Large Warehouse Projects
May 16, 2025
- Delaware Centralizes Trade Name Registration: Mandatory Re-Registration for Corporations and LLCs Begins June 2, 2025
May 2, 2025
- Corporate Transparency Act Update: Beneficial Ownership Information Reporting Requirements No Longer Apply to U.S. Individuals and U.S. Companies
March 26, 2025
- Corporate Transparency Act Update: Treasury Department Removes Penalties for U.S. Citizens and Businesses
March 4, 2025
- FinCEN Halts Fines for Corporate Transparency Act Reporting Deadlines, Filing Requirement Remains in Effect
February 28, 2025
- Filing Fee Increase for Pennsylvania Certificates of Annual Registration Filings
February 18, 2025
- PA Annual Reporting Requirements for HOAs and Condominium Associations
January 2, 2025
- Filing Fees for Pennsylvania Certificates of Annual Registration Expected to Increase in 2025
December 13, 2024
- FinCEN Issues New Reporting Requirement for Certain Residential Real Estate Transfers
November 21, 2024
- Federal Court Rejects Challenge to Corporate Transparency Act's Applicability to Community Associations
November 21, 2024
- Corporate Transparency Act Update: FinCEN Updates Subsidiary Exemption Criteria
October 22, 2024
- Barley Snyder Adds Five New Associate Attorneys
October 14, 2024
- Barley Snyder Welcomes Attorney Rebecca Shanaman to York Office
August 7, 2024
- New Baltimore County Ordinance Seeks to Ease School Overcrowding, Restricts Residential Development
July 29, 2024
- The Corporate Transparency Act's Impact on HOAs and Condominium Associations
February 9, 2024
- Barley Snyder Partner Stacey R. MacNeal Named a Women of Influence Circle of Excellence honoree by Central Penn Business Journal

May 8, 2023

- Legislative Change Could Help Simplify Developments Located in More than One Municipality
October 26, 2022
- Changes to the Pa. Municipalities Planning Code Clarify Municipal Bonding Requirements
April 26, 2022
- Barley Snyder Adds Three Attorneys in York Office
January 4, 2021

RELATED RESOURCES:

- 2022 Wake Up With Barley: A Morning on Real Estate Recording
May 25, 2022