



## Thomas J. Nehilla

Partner

**Office:** Harrisburg, PA

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### OVERVIEW:

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Tom concentrates his practice in the structuring, negotiation and execution of business and real estate transactions (including residential, commercial and industrial). He is experienced in joint ventures, financing, planned community and condominium developments, homeowner associations, commercial leases, construction contracts, zoning and land use and resolution of business disputes. He works with his clients to advise them on the choice of entity for real estate ownership and to determine the structure that best suits the client's needs, including limited partnerships and limited liability companies.

Of particular focus, Tom assists in evaluating financing options available to each client and helps tailor those options to ensure the project is successful. Options such as seller financing, lender financing, bonds, construction loans, mortgage and leasehold financing are all considered and evaluated for each project. His clients include small and large local, regional and national companies. His philosophy when working with a client is to become their general adviser and not simply their attorney.

In addition, Tom has substantial experience advising developers and landowners in all phases of land development projects - from due diligence and site acquisition through zoning, subdivision, and final plan approvals. He guides clients through land use permitting, environmental and infrastructure issues, and works closely with planners, engineers, and regulatory bodies to anticipate risks and streamline approvals. His work includes negotiating development agreements, securing appropriate public and private utility access, as well as coordinating road and stormwater infrastructure. Tom's ability to integrate real estate, financing, and regulatory strategy helps projects move forward efficiently and in compliance with local and state rules.

In conjunction with his real estate practice, he also practices in the areas of banking and financing. Representing both financial institutions and borrowers, Tom is able to provide clients with a unique insight and full understanding of the complex issues involved in a variety of financial transactions.

## EDUCATION:

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- Dickinson School of Law, J.D., magna cum laude
- University of Pittsburgh, B.A.

## ADMISSIONS:

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- Pennsylvania

## PRACTICE AREAS:

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- Real Estate
- Title Insurance
- Business
- Finance & Creditors' Rights

## INDUSTRY GROUPS:

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- Senior Living
- Manufacturing

## COMMUNITY INVOLVEMENT:

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### Whitaker Center for Science and the Arts

Board member

## RECOGNITION:

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- The Best Lawyers in America "Lawyer of the Year" in Harrisburg, 2024, Real Estate Law
- The Best Lawyers in America, Real Estate Law (2020, 2021, 2022, 2023, 2024, 2025, 2026), Construction Law (2022, 2023, 2024, 2025, 2026), Commercial Finance Law (2023, 2024, 2025, 2026)

## MEMBERSHIP:

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- Dauphin County Bar Association

## PUBLICATIONS:

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- Governor Corbett Signs House Bill 1950 into Law
- Commercial Leases and Bankruptcy: A Roadmap for Landlords

## PRESENTATIONS:

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- "Condos in the City", Wake up with Barley: A Morning on Real Estate (June 2019)
- Moderator: "Unique Issues with Urban Development", Wake up with Barley: A Morning on Real Estate (June 2019)
- "Project Financing When Can I Start Work?", Wake up with Barley: A Morning on Real Estate (June 2018)
- "Key Terms in Commercial Leases and How They Can Hold Up Your Deal", Greater Harrisburg Association of REALTORS Commercial Council (April 2018)

## RELATED NEWS:

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- Barley Snyder Relocates Harrisburg Office to Camp Hill, Enhancing Client Accessibility and Supporting Future Growth  
June 9, 2025
- Best Lawyers Honors 30 Barley Attorneys  
August 25, 2021
- Nearly Thirty Barley Snyder Attorneys Named Best Lawyers  
August 20, 2020
- Could Specific Contracts Help Save Retail Industry?  
March 27, 2020
- Barley Snyder Places 21 Attorneys on Best Lawyers List  
August 15, 2019
- Nehilla Named to Whitaker Center Board  
August 29, 2018

## RELATED RESOURCES:

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- 2022 Harrisburg Business Seminar Recordings  
April 5, 2022
- Pandemic Contingency Planning Webinar Replay  
July 15, 2020