

## Maureen S. Bayer

### Shareholder

Services: Business, Environmental and Natural Resources, Estate Planning and Probate, Governmental Services, Litigation, Real Estate and Land Use, Water

Industries: Mining, Agriculture, Commercial Real Estate, Construction and Development, Homebuilding, Hospitality, Insurance, Local Governments and Special Districts



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## OVERVIEW

Maureen practices in business law, specializing in environmental law, as well as personal estate planning.

### ENVIRONMENTAL LAW

Maureen approaches her environmental practice through a combination of science and law. Maureen uses her specialized background to work with clients facing environmental issues related to regulatory compliance, site contamination, and business transactions. As a seasoned environmental attorney, regulatory specialist, and litigator, clients have confidence in Maureen's deep understanding of complex environmental challenges and her ability to provide creative solutions for the best possible outcome. Some specialty areas include:

#### CONTAMINATED PROPERTY

Maureen has experience in the legal and technical aspects of remediating contaminated property and all stages of environmental litigation. She can guide landowners through the appropriate steps when they suspect their property may be contaminated, assist with compliance with all reporting obligations, work with consultants to ensure proper documentation of all investigation and cleanup activities, and help recover costs from responsible parties. Maureen has represented parties from a variety of industries at the largest Superfund sites in the country.

#### REGULATORY COMPLIANCE

Working with environmental regulators can be intimidating. Whether preparing a client for an inspection, applying for a permit, determining compliance status, or responding to a notice of violation, Maureen works collaboratively with regulators on her clients' behalf to achieve the best possible outcome. She has experience obtaining stormwater, wastewater, and air emissions permits, negotiating settlements with regulatory agencies and resolving non-compliance issues, and transferring permits to new entities following change in ownership. No matter what issue her clients' face, Maureen puts her clients' best interests first and provides practical advice and counseling along the way.

#### BUSINESS TRANSACTIONS

When buying or selling a piece of potentially contaminated property, understanding environmental risk is key to avoiding major issues down the road. Maureen works with environmental consultants and transactional attorneys to identify and appropriately shift environmental risk so that her clients can close their business transactions with peace of mind.

## ESTATE PLANNING

People may believe that estate planning requires a large estate, but this simply isn't true. A thorough plan ensures your property is distributed according to your wishes when you are gone, and that your loved ones are cared for according to your wishes. Maureen advises clients on trust and estate planning, estate and trust administration, preparing necessary wills, trusts, powers of attorney and health care directives. Maureen adds experience and knowledge of guardianship, inheritance law, community property, and joint ownership to help assist clients with end-of-life planning.

Maureen most enjoys practicing law when collaborating with clients and their families, scientists, and regulators to develop innovative solutions to complex environmental issues. When she is not in the office, you'll find Maureen skiing in the winter, paddle boarding in the summer, and hiking year-round, all of which she enjoys with her two children.

## Education

- J.D., cum laude, Vermont Law School, 2007
- Master of Studies Environmental Law, summa cum laude, Vermont Law School, 2007
- B.A., Hampshire College, 2001

## Membership and Activities

- Northwest Environmental Business Council
- Multnomah Bar Association (2021–present)
- Oregon Women Lawyers Association (2021–present)
- Association for Corporate Growth (2019–2021)
- National Cannabis Industry Association (2019–2021)
- Railway Tie Association (2018–2021)
- National Wood Protection Association (2018–2021)
- International Council of Shopping Centers (2015–2016)
- Contra Costa Bar Association (2008–2015)
- Bar Association of San Francisco (2007–2015)