



# Steven G. Liday

Special Counsel

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Steven Liday is a member of Miller Nash’s land use and real estate practice teams. Steven started his practice in business litigation and has assisted clients on a wide range of matters. He now focuses his practice on land use, real estate, and administrative law. Steven has represented all types of clients, large and small, from individuals and closely held companies to public entities and large multi-national corporations. Steven enjoys delivering optimum results in the most efficient manner, tailored to the client’s specific values and goals. He was selected for inclusion as an Oregon Super Lawyer—Rising Star from 2013-2019. Prior to practicing law, Steven studied economics and political science, conducted research in the field of behavioral economics, and also worked in consultative sales.

## Professional Activities

- Federal Bar Association of Oregon
  - Young Lawyer Representative, past member
  - Board of Directors, past member
- Oregon State Bar, member

## Civic Activities

- Campaign for Equal Justice, Associates Committee, past member

## Representative Experience

### Real Estate, Land Use & Inverse Condemnation

- Assist clients in obtaining approval for partitions, dwellings, conditional uses, property-line adjustments, variances, and other land use approvals to meet client goals for development projects.
- Represent public and private parties in appeals before local hearings officers, elected officials, and the Land Use Board of Appeals.
- Represent client in claims against governmental entities for de facto taking of private property, including injuries to land as a result of public works projects.
- Assist clients in protecting/registering historic properties and navigating requirements for projects that impact historic properties under the federal National Historic Preservation Act and National Environmental Policy Act.

## Education

J.D., University of Washington School of Law, with honors, 2007

- Moot Court honor board
- Order of the Coif

B.S., University of Oregon, *magna cum laude*, economics and political science

- Departmental honors in economics

## Bar Admissions

Idaho, 2020  
Oregon, 2007

## Court Admissions

U.S. District Court, District of Oregon

- Successfully represented clients asserting and defending against claims of adverse possession and implied easements.
- Assisted bank in defending quiet title action and foreclosing on multimillion-dollar property, despite the fact that the legal description of the property contained in the trust deed set forth an incorrect metes and bound narrative for only half of the property.

#### **Administrative Law**

- Assist clients in obtaining Oregon licenses and permits from various state and local agencies, including the Oregon Liquor Control Commission and Oregon Lottery.
- Respond to enforcement actions by state agencies, including negotiation with Oregon State Lottery and Oregon Liquor Control Commission to avoid vendor contract cancellation and other penalties.

#### **Commercial Litigation**

- Assisted small manufacturing company in obtaining a multimillion-dollar recovery against large transnational corporation arising out of claims that the transnational corporation breached fiduciary duties owed to its implied joint venture partner.
- Obtained an extremely rare terminating sanction against opposing party plaintiff for violation of discovery rules. Opposing party was also ordered to pay substantial portion of client's fees.

#### **Insurance Coverage**

- Our client was granted summary judgment, finding that a commercial property destroyed by fire was covered by the subject insurance policy, even though client had failed to list the property in the schedule of insured properties, which determined the policy's premium.

#### **International Litigation**

- Assisted Italian entity in complex case involving four separate jurisdictions (state court, two federal district courts, and federal bankruptcy court) to undo personal service and avoid the production of documents from abroad.

#### **Publications**

- "Oregon County Adopts Historic Goal Exception Allowing Beachfront Protective Structures," Miller Nash, *From the Ground Up*, coauthor (Dec. 2021)

#### **Recognition & Honors**

- Selected for inclusion as an Oregon Super Lawyer—Rising Star, 2013-2019

#### **Personal Activities**

Steven enjoys hiking, camping, traveling, cooking, and playing basketball.