



Peter H. Schnore
Shareholder

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Area of Emphasis

Peter Schnore helps his clients resolve real estate-related disputes including real estate tax-assessment appeals, eminent domain proceedings, and Pennsylvania real estate broker's fees, planned community, condominium, boundary and title disputes. Mr. Schnore also negotiates real estate leases, easements, and related agreements.

One area of concentration in Mr. Schnore's practice is real property tax assessment appeals. He represents commercial and industrial property owners before county boards of assessment appeals and courts throughout Pennsylvania who are either seeking a real property tax exemption or a reduction in their tax obligations. Mr. Schnore has also represented many clients faced with defending the assessed value from a challenge brought by a local taxing authority. He has represented owners and lessees of a wide variety of property types including office, retail including conventional malls and lifestyle centers, restaurants, banks, hotels, multi-family including affordable housing, industrial plants, manufacturing facilities, cellular towers, landfills, mines and other mineral interests, and vacant land.

Mr. Schnore also represents condemners and condemnees in Pennsylvania eminent domain matters, which includes condemnations for large highway construction and sewer projects and pipeline rights-of-way. He counsels public bodies in how to properly navigate the property acquisition process under applicable federal and state law, and in defending against inverse condemnation claims.

Mr. Schnore counsels clients from the Firm's Pittsburgh and State College offices on real estate matters.

Background

Mr. Schnore received his B.A. from Lehigh University in 1996 where he majored in Philosophy. He attended the University of Pittsburgh School of Law and obtained his Juris Doctor in 2001. During law school, Mr. Schnore served as articles editor and member of the Editorial Board of the *University of Pittsburgh Law Review*. He also received a CALI Excellence for the Future Award for his written work. Upon graduation, Mr. Schnore served as a law clerk to the Honorable R. Stanton Wettick, Jr. of the Court of Common Pleas of Allegheny County, Pennsylvania.

Memberships and Affiliations

Mr. Schnore was admitted to the Pennsylvania Bar in 2001 and is admitted to practice in the United States District Court for the Western District of Pennsylvania. He serves on the Council of the Allegheny County Bar Association's Real Property Section. He is a member of the Institute for Professionals in Taxation (IPT) and has been a member of the Editorial Committee of the IPT's monthly publication, *The Insider*, since 2014 and serves as a member of IPT's Western Pennsylvania Local Luncheon Committee.

Mr. Schnore is a Certified Member of the Institute (CMI), Property Tax, a professional designation that IPT awards reflecting expertise in property taxation, and was also the co-recipient of IPT's 2013 Property Tax Article of the Year Award.

Publications/Presentations

Speaker, “Litigating Property Tax Appeals When School Districts or Other Stakeholders Participate,” Institute for Professionals in Taxation’s 2019 Property Tax Symposium, Seattle, WA, November 12, 2019.

Author, “The Pennsylvania Commonwealth Court Upholds School District’s Use of a Monetary Threshold to Select Properties for Tax Appeals,” *The Insider*, Institute for Professionals in Taxation, November 2019.

Author, “Pennsylvania Commonwealth Court Finds that Ground Rents Paid for Billboard Use are Relevant to Land Assessment Even Though Billboards are Statutorily Exempt from Taxation,” *The Insider*, Institute for Professionals in Taxation, February 2019.

Speaker, “Ethical Dilemmas in the Tax World,” Institute for Professionals in Taxation’s 2018 Property Tax Symposium, Orlando, FL, November 7, 2018.

Speaker, “Pennsylvania’s Eminent Domain Law,” ACBA Municipal Law Section, Pittsburgh, PA, September 20, 2018.

Speaker, “Assessment Law & Procedure in Pennsylvania,” PBI Professional Development Conference Center, Pittsburgh, PA, June 18, 2018.

Author, “Recent Pennsylvania Trial Court Opinion Highlights the Need to Carefully Evaluate Expert Reports and Anticipated Trial Testimony,” *The Insider*, Institute for Professionals in Taxation, February 2018.

Author, “Pennsylvania Supreme Court Decides Valley Forge Towers Apartments, et al. v. Upper Merion Area School District and Keystone Realty Advisors, LLC.,” *The Insider*, Institute for Professionals in Taxation, August 2017.

Speaker, “Turning the Tables on Assessors and Taxing Jurisdictions Who Bring ‘Recent Sale’ and Other Reverse Appeals” Institute for Professionals in Taxation’s 41st Annual Conference, Charlotte, NC, July 10, 2017.

Speaker, “Pennsylvania Real Property Taxation – Overview and Legal Update” Institute for Professionals in Taxation’s Western Pennsylvania Local Luncheon Group, Pittsburgh, PA, May 18, 2017.

Speaker, “Assessment Law & Procedure in Pennsylvania,” PBI Professional Development Conference Center, Pittsburgh, PA, July 26, 2016.

Author, “A ‘Twofer’ from the Pennsylvania Supreme Court: The Court Addresses the Limits of Considering Property’s Potential Future Use, and the Impact of Environmental Contamination and Remediation, on Real Estate Tax Valuation,” *The Insider*, Institute for Professionals in Taxation, January 2016.

Author, “‘Base-Year’ Assessment Appeals Called Into Question by Pennsylvania Commonwealth Court,” *The Insider*, Institute for Professionals in Taxation, October 2015.

Speaker, “A Practical Perspective on Real Estate: Pennsylvania Tax Assessments, Practical Tips,” *The Legal Intelligencer’s* In-House Counsel CLE Seminar, Pittsburgh, PA, September 29, 2015.

Speaker, “The Pennsylvania Property Tax Assessment System,” CLE Seminar, Pittsburgh, PA, May 19, 2015.

Speaker, “Understanding Court-Ordered Reassessments: The Allegheny County Example,” Pennsylvania Bar Association, Pittsburgh, PA, May 8, 2013.

Speaker, “Valuation of Income Producing Properties for Assessment Purposes & the Impact of the *Tech One* Decision,” PBI Professional Development Conference Center, Pittsburgh, PA, March 13, 2013.

Co-author, “*Tech One Associates v. Bd. of Prop. Ass’t. of Allegh. Co.* – The Pennsylvania Supreme Court Addresses the Taxation of Improvements Constructed Pursuant to Long-Term Ground Lease,” Tax Report, Institute for Professionals in Taxation, June 2012.