



DOUGLAS W. ATKINS

Forchelli Deegan Terrana LLP

Douglas W. Atkins is a partner at Forchelli Deegan Terrana LLP. Atkins concentrates his practice in property tax refund and reduction, commonly known as tax certiorari. He has extensive experience in property tax reduction proceedings for all types of commercial real estate throughout New York State.

Atkins has handled complex cases for specialty properties, including golf courses, cellular towers, self-storage facilities, nursing homes, and condominium communities. He regularly advises property owners and municipalities on the negotiation and tax impact of Industrial Development Agency Payment In Lieu Of Taxes (PILOT) agreements.

Property owners should consider two things during the pandemic, Atkins said.

“First, be aware of any tax deadline extension offered by your town,” he said. “Cash is king now, and holding yours as long as possible puts you in a safer position.”

“Second, you should challenge the property tax assessment due to the change in value caused by COVID-19,” Atkins said. “We expect to see prolonged commercial



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vacancies in the retail and office sectors. This drives down real estate values and commercial property owners may be able to lower their tax bill as a result.”

Atkins was appointed chairman of the Nassau County Bar Association's property tax committee in 2018. He is a frequent lecturer and writer on the topics of commercial property tax and valuation. He has been published in the New York Real Estate Journal, the New York Law Journal, the Suffolk Lawyer, and other local publications.

Annually since 2011, Atkins has been selected to the New York Super Lawyers Rising Stars lists.

He has successfully completed both commercial and residential real estate appraisal courses through the Columbia Society of Real Estate Appraisers.

Atkins attended Brooklyn Law School and earned a bachelor's degree from Fordham University.

Prior to joining the firm, Atkins held positions at the Suffolk County District Attorney's Office and the Kings County Supreme Court.

Founded in 1976, Forchelli Deegan Terrana LLP (FDT) is one of Long Island's largest and most distinguished law firms. Headquartered in Uniondale, the firm employs 60+ attorneys across more than a dozen practice groups. FDT is committed to providing exceptional service to a broad range of national, regional and local clients.