

STEPHEN C. PRICE

Principal
(703) 934-1134



Bio

Steve Price's business practice is focused on:

- Real estate matters
- Litigation involving adverse possession, easement and covenant disputes, partition and quieting of title
- Condemnation
- Land conservation easements
- Litigation involving estates and trusts
- Representation of not-for profits

Steve has:

- Handled over 40 jury trials in state and federal courts
- Lead counsel in over 20 reported state and federal decisions
- Argued cases in the Virginia Supreme Court and the U.S. Circuit Court of Appeals for the 4th Circuit

In addition, Steve has served in the following capacities:

- Local Right-of-way counsel for the Virginia Department of Transportation (1981-1990), handling over 75 property acquisitions through condemnation for the Commonwealth
- Commissioner in Chancery and Judge pro tempore for the Circuit Court of Loudoun County
- Substitute Judge for the General District Courts of Loudoun, Fauquier and Rappahannock Counties 1982-94
- General Counsel: [Land Trust of Virginia](#), [Healthworks for Northern Virginia](#), [Museum of the Shenandoah Valley](#), and [Oatlands](#) (a property of the National Trust for Historic Preservation)

Practice Areas

- Litigation
- Real Estate
- Real Estate Litigation
- Trust, Estate and Fiduciary Litigation

Education

- LL.M., University of Cambridge (Queens' College), 1977
- J.D., University of Virginia, 1974
- B.A. with honors, Virginia Military Institute, 1971

Admissions

- Virginia
- U.S. District Courts for the Eastern and Western Districts of Virginia
- U.S. Court of Appeals for the 4th Circuit
- Supreme Court of the United States

Honors

- AV® Preeminent™ Peer Review Rated attorney, the highest rating from Martindale-Hubbell®.
- Voted among the “[Legal Elite](#)” Virginia Business, 2009, 2010, 2012-19
- Virginia “Super Lawyer,” 2014-20
- Leesburg’s Thomas Balch Library Advisory Commission 2014 History Award for his many contributions to the conservation of land, historic preservation, and the history of Loudoun County.

Activities

- Loudoun Unmet Housing Needs Discussion Group, 2019-
- Chairman, [Mosby Heritage Area Association](#), 2018-19
- President, [George C. Marshall International Center](#), 2009-2012
- Member, [Loudoun County Civil War Sesquicentennial Committee](#), 2009-2015
- Served to Captain, United States Army
- [Virginia Bar Association](#) Board of Governors, 2005-2008
 - Chairman, Civil Litigation Section, 1999-2000
 - Member, Real Estate Section Council, 2014-present
 - Committee on Nominations to Virginia Appellate Courts, 2002-2009
- [Virginia State Bar Public Protection Task Force](#), 2008-2010
- [Loudoun County Bar Association](#) (President, 1986)
- Member, [Boyd-Graves Conference](#)

Publications

- [A Conceptual Framework for Addressing Loudoun’s Unmet Housing Needs](#)
- *Eaton v. Baer* (sitting as Judge *pro tempore*):
 - [Memorandum Opinion](#), Circuit Court of Loudoun County, Case No. 82643. Issued November 4, 2014.

- [Memorandum Opinion](#), Circuit Court of Loudoun County, Case No. 82643. Issued August 20, 2015.
- [Memorandum Opinion & Order](#), Circuit Court of Loudoun County, Case No. 82643. Issued September 26, 2017.
- [Final Order](#), Circuit Court of Loudoun County, Case No. 82643. Issued September 27, 2017.
- [Supreme Court Order](#), Issued October, 11, 2018.
- [Final Decree & Memorandum Opinion](#), Issued October 2, 2019.
- [Commissioner's Report](#) – *Parry v. GC Property, LLC*, Circuit Court of Loudoun County, Case No. 87179. Issued March 14, 2016 and Confirmed August 5, 2016.
- Legalities of Leasing Arrangements, presentation at the Piedmont Environmental Council's [Farmland Leasing Workshop](#), November 4-5, 2015.
- Resolving Boundary Line Disputes in Virginia, conducted by NBI in Fairfax, Virginia on April 14, 2015. An outline of his remarks is available here: "[Litigating Boundary Disputes: Motions for Judgment to Establish Boundary Lines and Claims of Adverse Possession](#)" (PDF).
- "Litigating Disputes Over Easements and Restrictive Covenants" conducted by NBI in Fairfax, Virginia on April 1, 2014. An outline of his remarks is available here: "[Overview of Easements \(Servitudes\), Licenses and Restrictive Covenants Relating to Land](#)" (PDF).
- "Advanced Eminent Domain and Valuation," conducted by NBI in Fairfax, Virginia on October 3, 2013. An outline of his remarks is available here: "[Advanced Ethical Issues in Condemnation](#)" (PDF).

Reported Cases

- *Cale v. Paderick*, 546 F.2d 577 (4th Cir. Va. 1976)
- *Cradle of Democracy Broadcasting Co. v. David Green Broadcast Consultants Corp.*, 33 B.R. 1004 (1983)
- *McLean Bank v. Nelson*, 232 Va. 420 (1986)
- *United States v. 198.73 Acres of Land*, 800 F.2d 434 (4th Cir. 1986)
- *Loudoun County Bd. of Supervisors v. Lunn*, 24 Va. Cir. 13 (Loudoun 1990)
- *Trout v. Commonwealth Trans. Comm'r*, 241 Va. 69 (1991)

- *First State Holdings, Inc. v. Shor Leesburg Assn., L.P.*, 28 Va. Cir. 314 (Loudoun 1992)
- *DCDF Inc. v. Shay*, 30 Va. Cir. 185 (Loudoun 1993)
- *Sjurseth v. Loudoun Co.*, 31 Va. Cir. 335 (Loudoun 1993)
- *DCDF, Inc. v. Cam-Net Data Systems*, 31 Va. Cir. 457 (Loudoun 1993)
- *Alberts v. Karl Mintjens Furniture International, Inc.*, 30 Va. Cir. 245 (Loudoun 1993)
- *Dator Corporation v. Rufus S. Lusk & Son*, 1995 U.S. App Lexis 14605
- *Loudoun County Bd of Supervisors v. Vanguard Ltd. Partnership*, 35 Va. Cir. 254 & 38 Va. Cir. 200 (Loudoun 1994 & 1995).
- *Miller v. Miller*, 1996 Va. App. Lexis 499
- *Wilson v. Farmington on the Green Homeowners' Assn.*, 1997 Va. Cir. Lexis 693
- *Stephens v. Caruthers*, 97 F. Supp. 2d, 698 (E.D. Va. 2000)
- *America Online, Inc. v. E*Trade Group, Inc.*, 59 Va. Cir. 48 (Loudoun 2002)
- *Sherry Wilson and Co., Inc. v. Generals Court, L.C.*, No. 21696, 2002 WL 32136374 at (Va. Cir. Ct. Sept. 27, 2002)
- *Shilling v. Jimenez*, 268 Va. 202 (2004)
- *Kerttula v. Candeia*, 68 Va. Cir. 414 (Loudoun 2005)
- *Gowin v. Granite Depot, LLC*, 272 Va. 246 (2006)
- *Phoenix Renovation Corp. v. Rodriguez*, 461 F. Supp. 2d 411 (E. D. Va. 2006)
- *Augmentation Inc. v. Atoka Chase Ass'n*, 2008 Va. Cir. LEXIS 198 (Loudoun)
- *Christian Gonzales Construction, L.L.C. v. Webb et al.*, 2009 Va. Cir. LEXIS 179 (Loudoun)
- *Fein, Trustee v. Zand 78, LLC* (Supreme Court of Va. 2015)
http://www.courts.state.va.us/courts/scv/orders_unpublished/home.html
- *Miller, Trustee, et al. v. Athey*, 96 Va. Cir. 223 (Loudoun 2017)
- *Van Buren v. Poston & Old Meadow, LLC*, 97 Va. Cir. 229 (Loudoun 2017)
- *Westlake Legal Group v. Flynn*, 293 Va. 344 (2017)
- *Feeney v. Feeney*, 295 Va. 312 (2018)
- *Sweeney v. Greatorex*, 102 Va. Cir. (Frederick 2018)
- *Comm'r of Hwys v. Thompson*, 2020 Va. Cir. LEXIS 112 (Frederick Co.)
- *Zemanovich v. Greatorex*, 2019 Va. Cir. LEXIS 264 (Frederick)