

Low Rent, High Risk: Negotiating Office Space Leases For Physicians In Compliance With Laws Prohibiting Self-Referrals



We are pleased to announce that NH Partner John A. Mills will be

speaking at the Beverly Hills Bar Association on the topic of compliant office space leases. “Low Rent, High Risk: Negotiating Office Space Leases For Physicians In Compliance With Laws Prohibiting Self-Referrals”

The federal law known as the “Stark Law” prohibits a physician from making a referral to an entity for the provision of certain health services payable under the Medicare or Medicaid programs if the physician or the physician’s immediate family has a financial relationship with the entity, including the leasing of office space from the entity. Two California laws also prohibit similar self-referrals in the context of lease arrangements. Physicians and healthcare entities who violate these laws face significant penalties. However, office space leases may be exempt from the federal and state self-referral prohibitions if they satisfy certain conditions. This program will cover the regulatory conditions that must be met for a physician’s office space lease to be compliant with the self-referral prohibitions, and will feature a discussion regarding the importance of correctly determining fair market value of the rent. Understanding the legal and practical challenges of complying with the self-referral prohibitions, as well as strategies for rectifying non-compliance, is essential for attorneys who represent physicians in their business affairs.

Join our distinguished speakers:

[John A. Mills, Partner, Nelson Hardiman LLP](#)

John specializes in providing regulatory compliance advice to healthcare providers, including physicians and physician organizations. John also regularly advocates on behalf of healthcare providers in a variety of healthcare litigation matters in both state and federal court, with an emphasis on defending fraud and abuse allegations, reimbursement disputes, and medical staff cases.

Bryan Lewitt, Senior Vice President, CBRE

Bryan is a Senior Vice President for CBRE in the Downtown Los Angeles office, and serves as CBRE’s Southern California Practice Leader for the Healthcare Services Group in Greater Los Angeles and Orange County. Bryan’s broad range of healthcare expertise spans the areas of assignments with hospitals or owners of medical office buildings, representing tenants or buyers of clinical or non clinical office space, as well as development and investments in the healthcare field.

WHEN: Tuesday, June 24, 2014, 12 pm to 1:30 pm

WHERE: Lawry's Restaurant

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1 Hour of General MCLE Credit

Real Estate Section Chair: Oron Maher, Esq.

Program Chair: John A. Mills, Esq.