



Danielle Andrews Long

Partner

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Boston — 617.557.5934

Danielle Andrews Long handles litigation matters involving commercial, real estate, banking, and land use disputes. She serves as chair of our firm's Real Estate Litigation and Title Insurance Litigation teams, and she is a member of our Business Litigation group and Appellate Practice team.

Commercial + Real Estate Litigation

Danielle represents landowners and lenders in real estate title issues, representing title insurance companies in coverage matters and their insureds on policy claims related to property ownership, and routinely litigates complex title issues involving quiet title claims, missing heirs, adverse possession, mortgage equitable subrogation, easement rights, and forged deeds. Danielle successfully defended a developer against a challenge to the title of a 20 acre parcel in Massachusetts, and her efforts ultimately preserved a \$12 million subdivision project.

Danielle also has extensive experience handling general business litigation matters, such as matters involving contracts and construction disputes. She also has extensive experience handling property insurance coverage litigation.

Banking Litigation

Danielle represents banks, lenders, and others in banking-related litigation, including disputes involving fraudulent check claims, check scams, foreclosure challenges, indemnification claims, defalcations, and lending practices. She successfully represented a law firm in a class action regarding our firm's handling of over 9,000 foreclosures, in a case which potentially involved tens of millions of dollars of exposure. Danielle secured a denial of the class certification in U.S. District Court.

Land Use Litigation

Danielle assists developers, landowners, wireless communications providers, and utility companies with appeals if their projects have been denied by municipal land use boards or state environmental agencies or challenged by abutters. If a client's zoning approval is the subject of an appeal, she works to uphold the approval in court. She also pursues appeals on behalf of her clients if the zoning relief they seek has been denied. Ms. Long has assisted numerous clients with zoning appeals in state and federal courts so they can achieve their land use objectives. She has successfully represented national telecommunications companies in prosecuting and defending appeals, allowing for the installation of numerous wireless telecommunications towers.

Litigation Experience

Danielle has significant trial experience in the Massachusetts Superior and Land Courts, and she has argued appeals before the Massachusetts Supreme Judicial Court and Appeals Court. She frequently practices in Massachusetts and New Hampshire Federal Courts as well. She also has experience practicing in front of Massachusetts regulatory agencies.

Pro Bono

Danielle frequently does pro bono work, including assisting individuals through MassLegalServices' Political Asylum/Immigration Representation Project (PAIR). She provides free legal assistance to individuals seeking asylum and immigrants who have been unjustly detained in Massachusetts.

Danielle was selected as a Rising Star to the Massachusetts *Super Lawyers* list from 2005 to 2012. She was selected for the Top Women Attorneys in Massachusetts list featured in the April 2013 issue of *Boston Magazine*. Danielle is a member of The Abstract Club, an invitation-only organization limited to one hundred of the most prominent real estate attorneys in Massachusetts. She writes regularly for our firm's *Massachusetts Appellate Blog*.

Services

- Litigation
- Appellate
- Business Litigation + Dispute Resolution
- Product Liability Litigation
- Real Estate Litigation
- Title Insurance Litigation
- Land Use

Industries

- Real Estate Developers + Owners

Education

- Suffolk University Law School (Juris Doctor, *magna cum laude*)
- College of the Holy Cross (Bachelors)
 - B.A., Sociology

Admissions

- Commonwealth of Massachusetts
- State of New Hampshire
- U.S. Court of Appeals, 1st Circuit
- U.S. District Court, District of Massachusetts
- U.S. District Court, District of New Hampshire

Recognitions

Selected to the Massachusetts *Super Lawyers* list for 2025

Selected as a Rising Star to the Massachusetts *Super Lawyers* list from 2005 to 2012

Leadership + Memberships

American Bar Association

Real Estate Litigation Committee, Chair of Young Lawyers Subcommittee (2000 - 2013)

Real Estate Litigation Committee, Co-Vice Chair of Membership (2013 - present) (2000 - present)

Massachusetts Bar Association (2000 - present)

Women's Bar Association (2000 - present)

Massachusetts Real Estate Bar Association (2005 - present)

New England Land Title Association (2008 - present)

The Abstract Club