



DAVIS GRAHAM

SARAH KELLNER

PARTNER

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303.892.7256

EXPERTISE

Property Rights, Real Estate
Litigation, Land Use, Property Tax
Appeals, Landlord-Tenant Litigation,
Condemnation

EDUCATION

University of Colorado Law School, J.D.,
2006
Wake Forest University, B.A., with honors,
2003

ADMITTED IN

Colorado

Sarah Kellner is a partner in the Property Rights Group at Davis Graham & Stubbs LLP. For almost twenty years, her extensive trial experience has focused entirely on complex permitting and real estate litigation as well as serving as trusted outside counsel for clients in a broad range of real estate-related matters.

Her work includes counseling clients through all stages of development entitlements and land use challenges, including prosecuting and defending Rule 106 actions, Colorado Sunshine and Open Records Act requests and disputes, zoning disputes, and Anti-SLAPP litigation. Her work on behalf of developers and landowners has ranged from counsel regarding standard development applications to significant litigation against municipalities and counties for constitutional and statutory violations.

Sarah also represents many companies with nationwide property portfolios in threatened condemnation and eminent domain litigation around the country, bringing her combined expertise in land use, property valuation, and condemnation to the table to maximize client results. She has particular experience representing landowners and tenants under threat of condemnation for urban renewal

projects, ranging from negotiating with municipalities for her clients' inclusion in such projects to significant litigation challenging blight studies and maximizing just compensation for such takings.

Sarah also has extensive experience providing comprehensive legal support to energy and oil and gas companies for infrastructure projects, including permitting, 1041 and other land use applications, acquisitions, and – if necessary – condemnations. In this role, she works with many of her clients to provide counsel and serve as litigation support for all aspects of the project from inception through construction.

Finally, because of her extensive experience and knowledge about real estate valuation, acquisition and disposition, development planning and permitting, and project management, Sarah has represented multiple clients in other complex real estate related litigation, including high-profile trespass, landlord-tenant, quiet title, and real estate joint venture and partnership disputes.

Sarah is a recognized expert in her field, and has given presentations at legal conferences and to real estate organizations around the country about a broad range of topics, including urban

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renewal, regulatory takings, inverse condemnation, appraisal basics for juries and practitioners, trial skills and strategy, corridor acquisition and valuation, presenting complex real estate valuation information to judges and juries, attorney fee recovery in eminent domain actions, rebuttal appraisal and expert witness strategy, easement valuation, the Federal Relocation Act, landowner and developer challenges to local government action (including the important distinction between legislative, quasi-judicial, and agency action), and lawyer mentoring.

RECOGNITION

- *Chambers USA*, “Leader in Their Field” Real Estate Colorado, (2025)
- *Best Lawyers®* – Real Estate Law, (2022–2026)
- Barrister’s Best: “People’s Choice, Best Real Estate Attorney,” *Law Week Colorado* (2018)
- Legal 500 US Elite – Denver: Real Estate (2026)

PUBLICATIONS & PRESENTATIONS

- Displaced Persons: A Primer of the Federal Relocation Act, ALI-CLE National Eminent and Land Valuation Litigation, Nashville, Tennessee, 2020
- Urban Redevelopment: How Does an Owner Stand Its Ground?, ALI-CLE National Eminent Domain and Land Valuation Litigation, Palm Springs, California, 2019
- Takings and Damaging by Flood: Case Selection Advice for Savvy Practitioners, ALI-CLE National Eminent Domain and Land Valuation Litigation, Charleston, South Carolina, 2018
- Effective Case Planning: Getting Your Case Off to a Good Start, ALI-CLE National Eminent Domain and Land Valuation Litigation, Charleston, South Carolina, 2018
- “Riddle Me This” – Colorado Inverse Condemnation, CLE-International (Colorado), 2018
- Colorado Eminent Domain Practice, Program Chair, Colorado Bar Associate CLE Event, Denver, Colorado, 2017
- Eminent Domain Legal Update, International Right of Way Association, Denver, Colorado, 2016
- Know When to Hold ‘Em, Know When to Fold ‘Em – Attorney Fee Recovery in Eminent Domain, CLE International, Denver, Colorado 2015
- Eminent Domain Half-Day CLE, Program Chair, Colorado Bar Association, Denver, Colorado, 2015
- Motions in Limine – Do’s and Don’ts, CLE International Eminent Domain Conference, Denver, Colorado, 2011
- Ethics: Building Your Practice by Mentoring the Next Generation of Eminent Domain Professionals, ALI-CLE National Eminent and Land Valuation Litigation, Austin, Texas, 2023
- More Than the Fifth Amendment: Other Tools for Upholding Property Rights, ALI-CLE National Eminent Domain and Land Valuation Litigation, Remote, 2021