

Roy A. Vitousek III

PARTNER

Randy is the resident partner with the firm's Hawai'i Island Offices. He is Chair of the Land Use, Zoning, and Entitlements Group.

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Overview

Randy is the resident partner with the firm's Hawai'i Island Offices. He is Chair of the Land Use, Zoning, and Entitlements Group.

Randy's practice concentrates on real estate development and administrative law (with a focus on oceanfront residential permitting), hospital law (liability and risk management, medical staff issues), employment law, general business and commercial law and litigation, and hotel/hospitality law.

He was a law clerk to Justice H. Baird Kidwell in the Hawai'i Supreme Court from 1976 to 1977. Randy is the former President of the Hawaii State Bar Association's Young Lawyers Division and the former President of the Hawai'i Institute of Continuing Legal Education.

Randy taught appellate advocacy as an adjunct professor at the William S. Richardson School of Law, University of Hawai'i (1980 to 1986) and taught hotel law at the University of Hawai'i, School of Business, Travel Industry Management (1983 to 1987).

He opened the firm's Hawai'i Island Offices in 1987.

Noteworthy

Experience

Land Use

- Randy represents individuals and families who purchase land and build homes in coastal or other highly regulated areas, primarily on the islands of Hawai'i and Kaua i
- Randy also represents businesses and investors in purchasing and selling hotel, resort, or development properties

Representative Clients

- Mauna Kea Community Association

Practices & Industries

Agriculture & Food Distribution

Construction

Corporate & Business

Educational Institutions

Employment Law & Labor Relations

Environmental

First Amendment, Advertising, Media & Entertainment

Health Care

Hospitality & Retail

Insurance Coverage & Defense

Land Use, Zoning & Entitlements

- Historic Preservation & Native Hawaiian Rights
- Land Use Violations & Disputes

Litigation

- Alternative Dispute Resolution
- Commercial Disputes
- Contested Case & Administrative Proceedings

Professional Liability

Real Estate

- Condominiums & Planned Development
- Real Estate Disputes
- Real Estate Transactions

- Mauna Lani Resort Association
- Medical Legal
- Hawaii Health Systems Corporation

Awards

- Listed in *Best Lawyers*®, since 2006
- *Best Lawyers*® Lawyer of the Year, Land Use and Zoning Law, Honolulu, 2016
- *Best Lawyers*® Lawyer of the Year, Litigation – Land Use and Zoning, Honolulu, 2013
- *Martindale-Hubbell AV Preeminent*® Peer Review Rated, since 1996
- *Super Lawyers*®, 2008-2012, 2014-2018

Credentials

Education

- J.D. (1976), William S. Richardson School of Law, University of Hawai'i
- B.A. (1972), Williams College
- Hawai'i Preparatory Academy, Kamuela, Hawai'i (1968)

Admissions

- Hawai'i State Bar (1976)
- United States District Court for the District of Hawai'i
- Republic of the Marshall Islands
- Federated States of Micronesia
- United States Supreme Court

Membership

- Hawaii State Bar Association
- American Bar Association
- Hawaii State Bar Association Young Lawyers Division, President
- Hawaii Institute of Continuing Legal Education, President
- William S. Richardson School of Law, Adjunct Professor, Appellate Advocacy (1980-1986)
- University of Hawai'i, School of Business, Travel Industry Management, Professor, Hotel Law (1983-1987)