



Calvert G. Chipchase

Partner

As a recognized expert in litigation and land use, Cal offers clients a practical approach to achieve balance between business considerations and zealous advocacy.

A second generation Hawai'i lawyer, Cal Chipchase earned his law degree from the University of Hawai'i, William S. Richardson School of Law. Before joining Cades Schutte, Cal clerked for the Honorable Richard R. Clifton, United States Court of Appeals for the Ninth Circuit, and the Honorable Alan C. Kay, United States District Court for the District of Hawai'i.

As an adjunct professor and guest lecturer, Cal has taught real property, land use and legal writing courses at the Richardson School of Law for more than 15 years. Cal also regularly moderates and participates on panels at seminars and continuing education courses for landowners, planners, realtors and lawyers.

Contact Information

HONOLULU OFFICE

Cades Schutte Building
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(808) 521-9220

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Areas of Practice

Commercial and Real Estate Arbitration and
Litigation
Construction Law and Litigation
Employment Law and Labor Relations
Environmental Law and Litigation
Land Use, Zoning and Entitlements
Real Estate and Development

EXPERIENCE

Commercial and Real Estate Litigation

- Litigation in state and federal courts, arbitration and mediation involving complex corporate and business issues; commercial and agricultural leases; contract, tort and fiduciary duty claims; trade secrets and intellectual property; agency and partnership disputes; antitrust and trade practices; shareholder direct and derivative claims; and financing and development disputes
- Insurance coverage and bad faith litigation, arbitration and mediation for insureds in state and federal courts involving title, commercial general liability and directors and officers insurance
- Administrative proceedings, appeals and litigation concerning procurement and other government contracting, audit and administrative enforcement actions

Land Use, Zoning and Entitlements

- Land use entitlements and permitting, Important Agricultural Land designations, environmental assessments and impact statements, due diligence reviews, native land rights and traditional uses, archaeological, historic preservation and Island Burial Council matters, water rights and defense of enforcement actions
- Contested cases and other proceedings before state and county councils, boards and commissions
- Administrative appeals and litigation involving statutory and constitutional issues, vested rights and other entitlements

Employment and Labor Relations

- Litigation in state and federal courts, arbitration and mediation involving non-compete, non-disclosure and non-solicitation agreements; trade secrets; and tort and wrongful termination claims

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- Internal investigations for public and private institutions

EDUCATION

- J.D. (2002), University of Hawai'i, William S. Richardson School of Law, *summa cum laude*, Class Valedictorian and Law Review Editorial Board
- B.A., Colorado State University (1999), Phi Beta Kappa, cum laude

AWARDS AND HONORS

- American College of Real Estate Lawyers (Class of 2020)
- Federal Bar Association, National General Counsel (2020)
- Chambers & Partners, USA Guide, for General Commercial Litigation (since 2014) and Real Estate: Zoning/Land Use (since 2017)
- Best Lawyers® for Litigation - Real Estate, Eminent Domain and Condemnation Law and Land Use and Zoning Law since 2014
- Best Lawyers® Lawyer of the Year, Eminent Domain, Honolulu (2020)
- Best Lawyers® Lawyer of the Year, Litigation – Real Estate, Honolulu (2018)
- Super Lawyers® Top Rated Real Estate Lawyer since 2015
- Martindale-Hubbell Distinguished® Peer Review Rated (since 2008)
- Lawyer Delegate, U.S. District Court, District of Hawai'i (2016 - 2019)
- Pacific Century Fellows (Class of 2016)
- Litigation Counsel of America (Class of 2016)
- Ten Years of Service Award, University of Hawai'i, William S. Richardson School of Law (2014)
- Pacific Business News "Forty Under 40" (Class of 2013)
- Lambda Alpha International (Class of 2013)
- Outstanding Adjunct Professor, University of Hawai'i, William S. Richardson School of Law (2007)

ADMISSIONS

- All courts of the State of Hawai'i
- United States District Court for the District of Hawai'i
- United States Court of Appeals for the Ninth Circuit

MEMBERSHIPS

- American College of Real Estate Lawyers
- American Planning Association
- Hawai'i Planning Association
- Lambda Alpha International – Honorary Society for Land Economics
- Urban Land Institute
- Litigation Counsel of America – Honorary Society for Trial Lawyers
- Federal Bar Association
- Foundation of the Federal Bar Association
- American Bar Association
- American Bar Association Foundation
- Hawai'i State Bar Association

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COMMUNITY INVOLVEMENT

- Catholic Charities of Hawai'i, Director
- American Judicature Society, Director
- Chaminade University Educational Foundation, President
- La Pietra Hawai'i School for Girls, Trustee
- HUGS – Help Understanding and Group Support, President

PUBLICATIONS

- Calvert G. Chipchase & Gabriel F. Gorman, Hawai'i Has a Housing Problem, Ke Kumu (August 2017)
- Calvert G. Chipchase & Mitsuko Takahashi, Federal Appellate Practice Manual (Contributing Authors, Hawai'i State Bar Association 2013)
- Hawai'i Appellate Practice Manual (Co-Author, Hawai'i State Bar Association)(2012)
- Eminent Domain: A Handbook of Condemnation Law, American Bar Association Deskbook (Co-Author)(2011)
- Calvert G. Chipchase, Christian K. Adams & Kamaile A. Nichols, Except for a Public Use: A Survey of Takings Jurisprudence, Takings Deskbook (ABA Publishing 2011)
- Calvert G. Chipchase, Federal District Court Law Clerk Handbook (ABA Publishing 2007)
- David L. Callies & Calvert G. Chipchase, Water Regulation, Land Use & the Environment, 30 Haw. L. Rev. 49 (2007)
- Wet Growth: Should Water Law Control Land Use, Environmental Law Institute (Co-Author)(2005)
- Calvert G. Chipchase, From Grand Central to the Sierras: What Do We Do With Investment-Backed Expectations in Regulatory Takings, 23 Va. Env't'l L.J. 43 (2004)
- Calvert G. Chipchase, The Clean Water Act: What's Commerce Got to Do with It?, 33 Env't'l L. Reporter 10775 (2003)
- Calvert G. Chipchase, Lucas Takings: Why Investment-Backed Expectations Are Irrelevant When Applying the Categorical Rule, 24 Haw. L. Rev. 147 (2001)

In addition, Cal has published articles in several journals, including the University of Hawai'i Law Review and the Virginia Environmental Law Journal. Copies of Cal's publications are available upon request.