

Dale R. Pelch

Partner, Chair of Business Department

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Dale Pelch is the Chair of the Business department and represents clients in real estate transactions, including real estate sales, leases, financing, common interest developments, and real property taxes. Dale's substantial corporate and business knowledge in over 40 years of experience have served business owners and individuals well, and he is continually relied upon as a trusted advisor. Dale also handles matters pertaining to environmental liabilities and risk management.

Related Capabilities

Business

Land Use / Environmental

Partnerships & Closely-Held Business Disputes

Real Estate

Experience

Speaking Engagements

Presenter, "Selling Real Property in Trust Administration," In-House MCLE, May 12, 2025

Presenter, "On-line Real Property Ownership, Assessment and Tax Information," In-House MCLE, March 6, 2024

Presenter, "All You Ever Wanted to Know About Property Tax Laws in 2020 (Pending California Initiatives)," San Gabriel Valley Economic Partnership, March 2020

Presenter, "Anatomy of Commercial Real Estate Transactions: Traps and Tips," Arcadia Association of Realtors, March 2020

Presenter, "Real Property Taxes in California—The Seven Deadly Sins," San Gabriel Valley Economic Partnership, March 2019; Arcadia Association of Realtors, September 2019

HAHN & HAHN LLP

Credentials

Admissions

California, 1983

U.S. Court of Appeals, Ninth Circuit, 1986

U.S. District Court, Central District of California, 1991

U.S. District Court, Southern District of California, 1991

Education

Loyola Law School, J.D. (*cum laude*; Member, St. Thomas More Law Honor Society)

University of California, Irvine, B.A.

Honors & Awards

Recognized in *The Best Lawyers in America*® in Real Estate Law, 2026

Selected to "Top Attorneys," *Pasadena Magazine*, 2020, 2014–2016, 2021–2025

Named in "Commercial Real Estate Trends, Updates & Visionaries," issue, L.A. Times B2B Publishing, 2022

"A lawyer tells his/her client what they want to hear. A good lawyer tells a client what he/she needs to hear."

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Community Involvement

Professional Organizations

American Bar Association
Member, Real Property Section
Member, Environmental Law Section
State Bar of California
Member, Real Property Section
Member, Environmental Law Section

Los Angeles County Bar Association
Member, Real Property Section
Member, Environmental Law Section

Pasadena Bar Association
Member, Real Property Section
Former Chair of Real Estate Section, 2011–2014

Charitable Organizations

St. Anne's Maternity Home
Board of Directors, 2007–present
Former Board Chair, 2017–2019
Current Member Programs Committee, 2015–2018, 2020–present
Early Childhood Education Committee, 2017–present
Former Chair, Finance Committee, 2014
Member, Finance Committee, 2007–2013