



AARON D. LOVAAS

Director

Business Litigation

Las Vegas

P: 702.692.8010

F: 702.692.8099

alovaas@fennemorelaw.com

AARON D. LOVAAS

Aaron Lovaas is a Director in Fennemore's Business Litigation practice group. A Las Vegas native, he has over 30 years of experience assisting clients with transactional, business litigation, and real estate matters.

Aaron's transactional business law experience includes helping businesses with the formation and maintenance of business entities, joint ventures, mergers and acquisitions, business and ownership transaction planning, all manner of commercial contracts, real estate matters (commercial leasing and acquisitions), as well as general corporate and internal policy compliance specific to the client. Aaron has represented clients who have been acquired by publicly traded companies and transactions requiring collaboration with multiple counsel across multiple specialty practices.

His business litigation practice in state and federal courts includes negotiation, pre-litigation matters, litigation, trial, and post-trial appellate matters involving a wide variety of claims, including breach of contract, fraud, breach of fiduciary duty, and other business and commercial causes of action.

Throughout Aaron's career, he has represented at least a dozen real estate developers in Southern Nevada, both commercial and residential. During the course of that representation, he negotiated and drafted real estate purchase/sale contracts; commercial leases, including vanilla and gray shell terms; and build-to-suit agreements. He has also performed or assisted in pre-closing due diligence tasks, such as researching and clearing title exceptions. Aaron has represented property owners, commercial tenants, land developers, general contractors, trade sub-contractors, title companies, and lenders in many litigation cases, including mechanics lien issues, specific performance issues, title defect and breach of escrow issues, lenders' covenants, restrictive covenants, and residential construction defect claims.

In addition to his business and real estate practice, Aaron also serves as outside general counsel, advising clients on all manner of legal issues, from litigation to corporate governance, as well as general business advice.

EDUCATION

J.D., Seattle University School of Law, *cum laude*

M.B.A., University of Nevada, Las Vegas, Lee Business School

B.A., University of Nevada, Las Vegas

Diploma in Advanced Trial Advocacy Skills, National Institute for Trial Advocacy

AREAS OF PRACTICE

Business Litigation

Business & Finance

General Counsel Services

REPRESENTATIVE MATTERS

Transactional:

Represented the buyer in a high-value, multi-entity acquisition of intellectual property assets, including patented technologies, trademarks, and proprietary materials. Led the structuring and negotiation of a complex asset purchase transaction involving multiple sellers and jurisdictions, with key components including IP assignments, license unwind agreements, and robust non-compete and exclusivity provisions critical to preserving the acquired business' competitive advantage.

Litigation:

Defended National Homebuilder in High-Exposure Construction Defect and Mold Trial (Clark County, Nevada)

Multi-week bench trial involving alleged construction defects and a claimed mold-related personal injury concerning a \$1.69 million luxury residence. Plaintiffs sought more than \$30 million in total damages, requiring complex expert testimony in construction standards, environmental testing, and medical causation. Following trial, the Court rejected all personal injury and mold claims, finding no causation, and entered judgment for the defense on the homeowners' negligence and loss of consortium claims. The Court also significantly reduced the claimed construction defect damages—awarding \$286,600 rather than the \$1.56 million sought—after declining to accept speculative, “global replacement” repair theories.

REPORTED CASES:

Lennar Communities Nevada LLC, et. al. v. Whalen, 142 Nev. Adv. Op. 29, ___ P.3d ___ (2026)

AWARDS AND HONORS

Mountain States Super Lawyers – Business Law and Business Litigation, 2008 – 2021

Top Lawyer in Nevada, The Legal Network, 2015, 2016

Top Attorneys in Mountain States, Salt Lake Magazine, 2015, 2016

Top Lawyer, Desert Companion Magazine, 2014

Top 100 Litigation Lawyers in the State of Nevada, American Society of Legal Advocates, 2014

PUBLICATIONS AND PRESENTATIONS

Noncompete Agreements and Related Restrictive Covenants (Treatise) – PLI Plus, March 2026;
Author, Chapter 30: Nevada

"Esports: A Whole Different Ball Game," Nevada Lawyer – Vol. 26, Issue 8 · Aug 1, 2018

"Is Post-Judgment Discovery of a Non-Party's Assets Allowed in Nevada? The Answer: It Depends," Nevada Lawyer, Vol. 25, Issue 6. · Jun 1, 2017

PROFESSIONAL AND COMMUNITY AFFILIATIONS

Board of Directors, UNLV – Lee Business School Alumni Association, 2014-2019

Member, Las Vegas Philharmonic Guild, 2010 – 2015

Member, LawPact International Association of Business Law Firms, 2009-Present

American Bar Association Section of Business Law (2001-2011, 2017-2020) (Subcommittee Chair, 2007-2009), American Bar Association Section of Litigation (2001 – 2010)

ADMISSIONS

Nevada

United States Supreme Court

United States Court of Appeals, 9th Circuit

United States District Court, District of Nevada