



Legal 1031

Exchange Services, LLC

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Todd R. Pajonas, Esq., President of Legal 1031 Exchange Services, LLC, is a member of the New York Bar and has been working in the real estate and title insurance industries since 1992. Prior to forming Legal 1031 Exchange Services, LLC Todd established the Northeast operations for two separate national qualified intermediaries, founded a national qualified intermediary which was later sold to an investor, and was counsel for two national title insurance underwriters. Todd focuses on IRC §1031 tax deferred exchanges and has received Martindale Hubbell's prestigious AV peer review rating for attorneys.

In his position with Legal 1031 Exchange Services, LLC Todd frequently lectures on IRC §1031 tax deferred exchanges, structured installment sales, real estate taxation, cost segregation, and other real estate related topics. Todd has lectured extensively for various bar associations, CPA societies, Boards of Realtors, Land Title Associations, and many civic, real estate, tax, educational and financial organizations.

Todd was a guest lecturer at the New York University School of Continuing and Professional Studies where he taught a class on IRC §1031 tax deferred exchanges. He has been quoted in numerous publications including The New York Times, National Real Estate Investor, Small Business Review, Shopping Center Business Magazine, and Registered Rep Magazine. On June 18, 2013 Connecticut Governor Malloy signed House Bill No. 6339 which sets forth guidelines and requirements pertaining to minimum fidelity bond and errors and omissions insurance coverage, as well as inclusion of a prudent investor standard to maintain the liquidity and preservation of the exchange funds. Todd twice gave testimony before the Connecticut Banks Committee and was the main driving force in seeing this law enacted.

Todd is the author of various legal articles, including *Tax Deferred Real Property Exchanges: Do Co-Ops Qualify?*, published in the New York Law Journal on August 9, 1999, *Vesting and Finance Issues Related to Tax Deferred Exchanges Under IRC §1031*, published in the May 2000 issue of the West Real Estate Finance Journal, *The Benefits of a Tax Deferred Exchange*, published in the September 2001 issue of Aviation Week's A/C Flyer International, *Property Exchanges Defer Taxes*, published in the New York Law Journal on November 26, 2001, *Reverse Tax Deferred Exchanges of Aircraft*, published in the December 2001 issue of Aviation Week's A/C Flyer International, *Why Tax Deferred Exchanges are Good For Your Clients*, published in the New York Real Estate Journal on December 31, 2001, *Forming an Entity Which Allows Partners Separation While Minimizing Tax Consequences*, published in the New York Real Estate Journal on January 29, 2002, *Qualified Intermediaries Aid in §1031 Tax Deferred Exchanges – Providing Security*, published in the New York Real Estate Journal on March 26, 2002, *Taxing Complications: Sorting Out Tax-Deferred Exchanges for Tenants in Common*, published in the New York Law Journal on April 10, 2002, *Minimizing NY Mortgage Recording Tax*, published in the May 2002 issue of the New York Real Estate Journal, *Boilerplate Contract Language May Get You in Hot Water*, published in the August 19, 2002 issue of the New York Law Journal, *Proper Planning Is Important for Deposits, Escrows, and §1031 Tax Deferred Exchanges*, published in the April, 2003 issues of the New York and New England Real Estate Journals, *IRS Favors New §1031 Tax-Deferral Avenue*, published in the New York Law Journal on August 18, 2003, *Reporting Primary Residence Sales – The IRS has modified requirements when §1031 exchanges and partial rentals are involved*, published in the New York Law Journal on March 12, 2007, *Vacation Home Exchanges Clarified – The unanticipated implications of Rev. Proc. 2008-16 are broader*, published in the New York Law Journal on June 23, 2008, *How Mortgage Disclosure Improvement Act Has Changed Residential Closings*, published in the New York Law Journal on September 2, 2009 and *Eagerly awaiting a Covid-19 extension for 1031 Exchanges*, published April 8, 2020 in the New York and New England Real Estate Journals.

Todd received his B.S. degree from Saint John's University and his J.D. degree from Touro Law School. He is a member of the New York State Bar Association.