

Raighne C. Delaney

rdelaney@beankinney.com

ph: 703.525.4000

fx: 703.525.2207



PRACTICE AREAS

Appellate Practice

Construction

Government Contracting

Commercial & Civil Litigation

Internet Defamation

Defamation

INDUSTRIES

Construction

Raighne (pronounced “Renny”) Delaney is a shareholder with Bean, Kinney & Korman. He practices in the area of general civil litigation. He has prosecuted and defended numerous cases in the following areas: real estate litigation, business litigation, government contracts and construction litigation.

Raighne is a LEED Accredited Professional, with knowledge of the construction, design and operation of green buildings.

Prior to attending law school, Raighne served as an officer in the U.S. Army and his awards include the Army Commendation Medal with Bronze Oak Leaf Cluster, the Armed Forces Expeditionary Medal (for the invasion of Panama) and the Parachutist Badge.

Government
Contracting

Title Insurance

**BAR AND
COURT
ADMISSIONS**

Virginia, 1995

District of
Columbia,
1996

Maryland,
2001

U.S. Supreme
Court, 1999

EDUCATION

The George
Washington
University Law
School, J.D.
with honors,
1995

Articles Editor,
*The
Environmental
Lawyer*

Temple
University,
B.A., cum
laude, 1989



AWARDS AND HONORS

- Best Lawyers in America in Commercial Litigation, 2022-2023
- Arlington Magazine, Top Attorney – Appellate, Government Contracts, 2021
- Arlington Magazine, Top Attorney – Appellate, Litigation, 2019
- Washington, D.C. Super Lawyers in Business Litigation, 2014 – 2022
- Virginia Super Lawyers in Business Litigation, 2013 – 2022
- Virginia Business, Legal Elite in Civil Litigation, 2009, 2020, 2022
- Virginia Business, Legal Elite in Appellate Law, 2016
- Virginia Lawyers Weekly, Leader in the Law, 2009
- Virginia Super Lawyers, Rising Star in Business Litigation, 2007
- AV rated by Martindale-Hubbell
- Litigation Counsel of America, Fellow

AFFILIATIONS

- Army Navy Country Club – Chairman of the Board of Governors, 2019
- American Bar Association (Vice Chairman, TIPS Title Insurance Litigation Committee, 2012 – Present)
- Virginia State Bar (Disciplinary Board, 2009 – 2012)

United States
 Army
 Intelligence
 Center &
 School, Military
 Intelligence
 Officer Basic
 Course, 1989
 and Strategic
 Debriefing &
 Interrogator
 Course, 1992

National Trial
 Advocacy
 College, 1998

Alexandria Bar Association

Arlington Bar Association

Alexandria Masters Soccer League, Inc. (Board of Directors, 2009 – 2013;
 Commissioner, 2010 – 2011; Treasurer, 2009 – 2010; Secretary, 2011 – 2013)

Army Navy Country Club (Board of Governors, 2012 – Present)

Community Criminal Justice Board, City of Alexandria, Virginia (2005 – 2013;
 Chairman, 2006 – 2013)

Virginia Board of Correctional Education (2008 – 2012; Vice Chairman, 2010 –
 2012)

EXPERIENCE

- Represented the developer in an Establishment Clause challenge to the construction of a government funded \$50 million affordable housing project erected over a church.
- Represented the developer and twice reversed the trial judge’s refusal to enjoin a local government from considering a zoning appeal filed by a business competitor in hopes of preventing the client from receiving a \$230 million government contract.
- Represented the purchaser of a website and received a \$1.14 million jury award for the purchaser in a software failure case, the first case ever decided under the Uniform Computer Information Transactions Act.
- Represented a homeowner and reversed the trial court’s decision to allow on a first position judgment lien in the first reported case in America in which the equitable subrogation doctrine was applied to a purchaser.
- Represented the appellant and reversed the trial court’s decision that a convicted murderer lost all interest in jointly owned real property.
- Represented a protestor before the GAO in a dispute over a \$15 million contract to haul hazardous cargo for the Army and ultimately, his client was awarded the contract.
- Represented a franchisor in a three week bench trial after which the trial court dissolved a preliminary injunction against the franchisor and then permitted the franchisor to enforce restrictive covenants against franchisees.
- Represented and obtained a security clearance for an applicant before the Defense Office of Hearings and Appeals despite the applicant’s admissions of

false statements and improper personal activity.

- Represented the property owner in a condemnation action, along with other law firms, and defended allegations that the owner did not own the property in question. The property owner was able to obtain a \$36 million settlement.
- Represented the plaintiff manufacturer in a dispute over whether IED jammers manufactured for use by NATO in Afghanistan were built to the required top secret specifications. The manufacturer obtained a \$2.1 million settlement with the general contractor and an additional non-monetary settlement with the designer, essentially making the manufacturer whole.

REPORTED CASES

- G&G, LLC v. Thorburn Ltd. P'ship (October 30, 2019)
- In re Ayoub_2019 Va. Cir. LEXIS 1059 (June 14, 2019)
- Yelp, Inc. v. Hadeed Carpet Cleaning, Inc., 62 Va. App. 678 (2014)
- Oral Argument at 19:30, Yelp, Inc. v. Hadeed Carpet Cleaning, Inc., No. 0116-13-4, available at http://www.courts.state.va.us/courts/scv/oral_arguments/2014/oct/140242.mp3 (Va. October 17, 2014)
- Qorvis Communs., LLC v. Wilson, 549 F.3d 303 (4th Cir. 2008)
- Flick Mortg. Investors, Inc. v. Chi. Title Ins. Co., No. 3:09CV125-MR-DSC, 2009 U.S. Dist. LEXIS 127187 at *1 (W.D.N.C. June 18, 2009)
- Gold v. Old Republic Nat'l Title Ins. Co. (In re Taneja), 2010 Bankr. LEXIS 4203 (Bankr. E.D. Va. Nov. 23, 2010)
- In re Ready Transportation, Inc., B-285283.3; B-285283.4, 2001 Comp. Gen. Proc. Dec. P90 (Comp. Gen. May 8, 2001)
- Mercantile-Safe Deposit & Trust Co. v. Chi. Title Ins. Co., No. CCB-05-2217, 2006 U.S. Dist. LEXIS 65428 at *1 (D. Md. Aug. 30, 2006)
- Twin Towers Plaza Tenants Ass'n v. Capitol Park Assocs., L.P., 894 A.2d 1113 (D.C. 2006)
- Estate of Patterson v. Sharek, 924 A.2d 1005 (D.C. 2007)
- Dysart v. Sunnyside Dev., LLC, 73 Va. Cir. 210 (2007)
- Barris, et al v. Kenswick Homes, LLC, 268 Va. 67. 59 S.E.2d 54 (2004)
- Gallimore v. Washington, 666 A.2d 1200 (D.C. 1995)
- Sami v. Varn, 260 Va. 280 (2000)

- In re Green Valley Transp., Inc., B-285283, 2000 Comp. Gen. Proc. Dec. P133 (Comp. Gen. Aug. 9, 2000)
- Brenco Enterprises, Inc. et. al v. Takeout Taxi Franchising Systems, Inc. et al, No. 177164, 2003 Va. Cir. LEXIS 86 at *1 (May 2, 2003)
- In re Applicant for Security Clearance, ISCR Case No. 99-0016 (Dep't of Defense App. Bd. May 21, 1999)
- Renkey v. County Bd., 272 Va. 369 (2006)
- Technology & Mgmt. Servs. v. EPA, No. 96-1386, 1997 U.S. App. LEXIS 2781 at *1 (4th Cir. Feb. 18, 1997)
- In re Green Valley Transp., Inc. II, B-285283.2, 2001 Comp. Gen. Proc. Dec. P80 (Comp. Gen. April 16, 2001)
- Lawyers Title Ins. Corp. v. Merit Title Co., LLC, 549 F. Supp. 2d 90 (D.D.C. 2008)
- In re Applicant for Security Clearance, ISCR Case No. 02-15474 (Dep't of Defense App. Bd. July 3, 2006)
- Noor v. Centreville Bank, 193 Md. App. 160 (2010)
- Mega Int'l Commerce Bank v. MCAP Capital, L.L.C., 74 Va. Cir. 132 (2007)
- Mercantile-Safe Deposit & Trust Co. v. Chi. Title Ins. Co., No. CCB-05-2217, 2007 U.S. Dist. LEXIS 23685 at *1 (D. Md. Mar. 20, 2007)
- Glassman v. Arlington County, 628 F.3d 140 (4th Cir. 2010)
- Quality Properties v. Trump, 2012 U.S. Dist. Lexis 115225 (W.D. Va. 2012)
- Smith v. Miller & Smith, 2011 Va. Cir. Lexis 186 (Fairfax Cir. Ct. 2011)
- Spectrum Healthcare v. Bd. Of Supervisors, 2011 Va. Lexis 252 (2011)
- 16th & K Hotel, LP v. Comm. Land Title Ins. Co., 2011 U.S. Dist. Lexis 85243 (D.D.C. 2011)
- GMAC v. Flick Mortgage Investors, Inc., 2010 U.S. Dist. Lexis 53595 (W.D.N.C. 2010)

PUBLISHED ARTICLES

- No breach of loyalty in Army contract case
- The Equitable Maxims: A Primer
- Closing Protection Letter Claims
- Abstract Problems and Concrete Solutions

- Curing Title Defects During Foreclosure
- The Drafting of Property Settlement Agreements: DeMayo v. DeMayo – A Cautionary Tale
- Nimby! The Views at Clarendon Project and Litigation 2004-2011
- Top 10 Claims for 2009
- Recognized in Litigation Commentary and Review for representing a manufacturer regarding the sale of roadside bomb jammers for use by NATO in Afghanistan.
- Recouping Losses Due to Settlement Agent Wrongdoing
- Damages Under the Virginia Uniform Computer Information Transactions Act: Blue Line vs. Redmon Group
- The Effect of Electronic Filing of Cover Sheets in Virginia

BLOGS

- A Beginner's Guide to Equity – Part Three: What Equity Will Not Do *Business Insights*, Monday August 5, 2019
- A Beginner's Guide to Equity – Part Two: What Equity Can Do *Business Insights*, Friday July 26, 2019
- A Beginner's Guide to Equity – Part One: Procedure *Business Insights*, Thursday July 18, 2019

SPEAKING ENGAGEMENTS

- CLE – Curing Title Defects and Obtaining Clear Title to Heirs Property in Virginia
Richmond, VA, Wednesday, April 10, 2019
- Social Media Claims: The Internet Review Industry, How Yelp Works, How Businesses (And Lawyers) Can Fight Negative Reviews, And The Virginia Unmasking Statute.
George Mason American Inn of Court, Friday, November 20, 2015
- Raighne Delaney presents at a Northern Virginia Association of Realtors meeting.
Wednesday, March 13, 2013
- Raighne Delaney presents at the Virginia Land Title Association Convention.
Williamsburg, Virginia, Saturday, June 9, 2012

- “Curing Title Defects”
Thursday, February 2, 2012

NEWS

- Sixteen Attorneys from Bean, Kinney & Korman Listed in 2023 Best Lawyers in America and Six Attorneys Listed in Best Lawyers: Ones to Watch
Thursday August 18, 2022
- 2022 Super Lawyers
Thursday May 5, 2022
- Twenty-eight Attorneys from Bean, Kinney & Korman Recognized as Top Attorneys for 2021 by Arlington Magazine
Thursday October 21, 2021
- Fifteen Attorneys from Bean, Kinney & Korman Listed in 2022 Best Lawyers in America and Five Attorneys Listed in Best Lawyers: Ones to Watch
Thursday August 19, 2021
- Bean, Kinney & Korman Represents E.F. Johnson Company in \$20M Bid Protest
Wednesday August 18, 2021
- 2021 Super Lawyers
Thursday May 6, 2021
- Raighne Delaney was quoted in “Many bars, business groups back appeal of right proposal”
Virginia Lawyers Weekly, Monday September 7, 2020
- 2020 Super Lawyers
Thursday May 7, 2020
- Twenty-six Attorneys from Bean, Kinney & Korman Recognized as Top Attorneys by *Arlington Magazine*
Friday October 18, 2019
- 2019 Super Lawyers
Thursday April 18, 2019
- Rip Sullivan and Raighne Delaney Weigh in on Golf and Country Club Veto
ARLnow, Thursday March 14, 2019
- Bean, Kinney & Korman Attorneys Recognized as 2018 Virginia Super Lawyers, Top 10 and Rising Stars
Monday April 30, 2018

- Raighne Delaney was Quoted in “Northam vetoes bill benefiting private golf courses in Arlington”
Washington Post, Tuesday April 10, 2018
- Fourteen Attorneys from Bean, Kinney & Korman Recognized as 2017 Virginia Super Lawyers and Rising Stars
Thursday April 13, 2017
- Raighne C. Delaney Appointed to Commonwealth Neurotrauma Initiative Advisory Board
Friday July 29, 2016
- Eleven Attorneys from Bean, Kinney & Korman Recognized as 2016 Virginia Super Lawyers and Rising Stars
Thursday April 7, 2016
- Raighne Delaney was quoted in “The Greatest, Most Amazing, Absolutely Huge Story of How Donald Trump Took Over Virginia’s Biggest Vineyard”
Washingtonian Magazine, Tuesday November 3, 2015
- Twelve Attorneys from Bean, Kinney & Korman Recognized as 2015 Virginia Super Lawyers and Rising Stars
Thursday April 9, 2015
- Six Attorneys from Bean, Kinney & Korman Recognized as 2014 Virginia Super Lawyers
Friday June 13, 2014
- Six Attorneys Recognized as 2014 Washington, D.C. Super Lawyers
Friday April 25, 2014
- E-Commerce and Free Speech
NPR’s On the Media, Friday April 25, 2014
- Raighne Delaney was quoted in “Yelp critics must be identified, court rules in online landscape altering decision.”
The Washington Times, Thursday January 9, 2014
- Raighne Delaney interviewed by ABC 7 on the Navy’s recent proposed changes to the security clearance process
WJLA, ABC 7, Tuesday September 24, 2013
- Raighne Delaney interviewed by ABC 7 on the security clearance process in relation to the recent Navy Yard shooting
WJLA, ABC 7, Friday September 20, 2013
- Six Attorneys Recognized as 2013 Virginia Super Lawyers
Monday June 17, 2013

- Raighne Delaney was featured in “Anonymous online reviews may not be so anonymous”
Thomson Reuters, Thursday May 9, 2013
- Raighne Delaney was mentioned in “Trumped: New York mogul can’t buy house at bargain.”
VA Lawyers Weekly, Monday August 27, 2012
- Joseph Corish Named Leader in the Law By Virginia Lawyers Weekly
Wednesday August 15, 2012
- Raighne Delaney was mentioned in “Trump Entities Claim Rights to Billionaire’s Mansion”
Law 360, Monday March 26, 2012
- Trump Attorneys Fight for Albemarle House rights
Wednesday November 9, 2011
- Bean, Kinney & Korman Represents Winning Defendant DeMayo in a Case Involving A Complicated Property Settlement Agreement
Monday April 4, 2011
- Bean, Kinney & Korman Represents Developer of ‘The Views’ at Clarendon in Dismissed Case
Monday January 3, 2011
- Timothy Hughes Recognized as a Leader in the Law Honoree by Virginia Lawyers Weekly
Friday August 20, 2010
- Bean, Kinney & Korman Represents Developer 1210 North Highland Street in Peter Glassman, Plaintiff v. Arlington County, Virginia, et. al.
Tuesday April 13, 2010
- Raighne Delaney mentioned in “Million Dollar Settlements of 2009” in #13 (tie) for ADI Technologies Inc. v. EMW Inc.
Virginia Lawyers Weekly, Monday February 1, 2010
- Bean, Kinney & Korman’s Raighne Delaney Named Leader in the Law by Virginia Lawyers Weekly
Thursday August 13, 2009
- Device to Jam Detonation of Roadside Bombs Subject of Suit
Virginia Lawyers Weekly, Monday June 15, 2009
- Bean, Kinney & Korman Assists Blue Line Media in Winning \$1.1 Million Verdict Against Redmon Group
Wednesday December 17, 2008

- Blue Line Media Wins \$1.1M in Verdict
Washington Business Journal, Sunday November 23, 2008
- Arlington Circuit Court Dismisses Lawsuit Challenging Arlington County Board's Approval of Views at Clarendon
Wednesday July 11, 2007

BEYOND THE SUIT

Raighne can be found on a golf course, soccer field or tennis court when he isn't litigating on behalf of individuals, businesses and title insurance companies.