Amy Harrington, Esq.

PARTITION REFEREE & RECEIVER — QUALIFICATIONS

Harrington Law, P.C.
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California attorney and licensed real estate broker who serves as a court-appointed partition referee, receiver, trustee, and estate administrator in Superior Courts statewide. Ordinarily prepares her own referee reports, applications for instructions, sale motions, and distribution motions.

LICENSES & ADMISSIONS

- Attorney, State Bar of California (admitted 2005), SBN 237980
- U.S. District Court, Northern District of California
- California Real Estate Broker, DRE #02381060
- California Probate Referee, San Francisco County (since 2006)

APPOINTMENT EXPERIENCE

- More than 100 partition referee appointments; 53 since 2020 across 15 counties
- Fiduciary appointments since 2009: referee, receiver, trustee, administrator
- Residential, multi-unit, commercial, mixed-use, undeveloped, and multi-parcel property
- Traditional partition and Partition of Real Property Act (CCP §§ 874.311–874.323) matters

COUNTIES OF APPOINTMENT

San Francisco · Alameda · Santa Clara · Sonoma · Marin · Contra Costa · Napa · Santa Cruz · Stanislaus · El Dorado · Colusa · Monterey · Riverside · San Mateo · Los Angeles. Accepts appointments in every California county; appears remotely where permitted.

RECOGNITION

- Super Lawyers, 2024–2026
- Chambers and Partners USA, Spotlight California
- Daily Journal, Top Estate & Wealth Management Lawyers, 2026
- Writer, editor, and lecturer, Continuing Education of the Bar (CEB)

SCOPE OF SERVICE

- Possession, access orders, and writs of possession
- Rent collection, insurance, taxes, and carrying costs from a dedicated trust account
- Retention of experienced court-sale brokers, appraisers, and vendors
- Court-confirmed sales and PRPA open-market sales
- Written procedure for charges, credits, and offsets; itemized recommendations with evidence and math shown
- Monthly accountings when operating income property
- Final accounting and distribution

COMPENSATION

Referee / receiver services	**$475 per hour**

Billed in 0.1-hour increments. Clerical and support tasks may be delegated at lower staff rates. All fees and costs are subject to court approval and are ordinarily paid from sale proceeds as costs of partition.

AVAILABLE TO COUNSEL ON REQUEST

- Declaration of qualifications and willingness to serve
- Representative case list
- Conflict check (case name, parties, and property address)
- Proposed stipulated interlocutory judgment language with standard referee powers
- Written credits and offsets procedure

NEUTRALITY

Serves as a neutral officer of the court, not as counsel for any party. Communications include all parties or counsel of record.