



## **Suzanne J. DeCopain - Partner**

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### **Bio**

Suzanne J. DeCopain focuses her practice on general civil litigation and affordable and public housing matters. She represents housing authorities across Florida, providing comprehensive guidance and training on issues involving landlord-tenant relations; state, federal, and HUD regulations, policies, and compliance; Fair Housing Act and ADA/Section 504 requirements; Florida's Government-in-the-Sunshine Law; and public records law.

Suzanne has been featured as a speaker at several industry and professional events, including Florida's LeadingAge Annual Conference, Southeastern Affordable Housing Management Association's Affordable Housing Conference: Florida, and the Florida Association of Housing and Redevelopment Officials (FAHRO) Annual Conference.

### **Practice Areas**

- [Public, Affordable & Workforce Housing](#)
- Civil Litigation

- [Labor & Employment](#)

## Prior Experience

Before joining DarrowEverett, Suzanne served as an assistant state attorney for Florida's Twentieth Judicial Circuit, where she developed extensive jury and bench trial experience. She later practiced law representing housing authorities and providing legal advice and training on landlord-tenant matters and the complex framework of state, federal, and HUD laws and regulations. During this time, she also expanded her practice to include insurance defense and employment law.

## Representative Matters

- Through proactive oversight and detailed review, we helped two Florida housing authorities recoup thousands in overpaid Section 8 funds—ensuring program integrity and safeguarding public resources.
- On behalf of a Central Florida housing authority, we successfully appealed a landlord-tenant dispute after judgment was initially found in favor of the tenant. By demonstrating that lease terms were unambiguous, the appellate court overturned the earlier court's decision that found the tenant's late payment was not a material breach, and thus reaffirmed the enforceability of the lease as written.
- Successfully resolved an alleged Department of Housing & Urban Development debt by securing the agency's withdrawal of its repayment demand after demonstrating our client's eligibility for the funds, resulting in dismissal of the matter.

## Bar Admissions

- Florida
- U.S. District Court for the Northern District of Florida
- U.S. District Court for the Middle District of Florida
- U.S. District Court for the Southern District of Florida

## Education

- Florida Coastal School of Law, J.D.

- Florida Gulf Coast University, B.A.

## Accolades

- Best Lawyers – Ones to Watch (2023)
- Super Lawyers – Rising Stars (2018-2019)