

# Health Care Finance

Our Health Care Finance practice is rooted in an integrated Financial Services practice of more than 150 attorneys, as well as a cross-disciplinary group of more than 250 attorneys and professionals. We focus on meeting the capital, debt and equity needs of health care providers across the industry, including senior housing, skilled nursing and long-term care facilities, hospitals and health systems, academic health care, clinical research and physician practices. The partnership between the Polsinelli attorneys across practices gives us an understanding of the business needs of our health care clients and the complex regulatory and economic environments in which they operate.

Along with the more than 6,200 commercial mortgage loans that Polsinelli has closed, aggregating in excess of \$82.6 billion in principal amount in all 50 states, the District of Columbia, Puerto Rico and the Virgin Islands, over the past 23 years our Health Care Finance team has closed approximately \$23.2 billion in total health care loan transactions on behalf of lender and borrower clients that span across 43 states.

Our nonprofit and public finance attorneys, with national reputations in tax-exempt health care finance, have served as bond, borrower, underwriter, bank, borrower and trustee counsel in over 500 taxable and tax-exempt financing transactions for nonprofit organizations, including some of the nation's largest multi-state and regional health systems, aggregating in excess of \$40 billion and spanning nearly every state.

Many of the health care financings we closed were for the acquisition, construction, expansion and operation of health care facilities, including an extensive number of skilled nursing facilities and a wide variety of physician practice acquisitions, continuing care retirement communities and medical office buildings, the largest of which was a 57-property recapitalization project for \$518 million. Every health care deal we worked on benefited from a diverse collaboration of attorneys – supplemented by policy analysts and advisors – who understand the business implications behind regulatory compliance, industry knowledge and experience, efficient staffing, meeting all deadlines and driving deals to closing.

The firm's Health Care Finance attorneys and analysts work regularly with state and federal agencies that oversee Stark compliance, Anti-Kickback laws, Certificates of Need, Medicare and Medicaid reimbursement, fraud and abuse issues, certification and licensure, regulatory appeals, EMTALA and HIPAA. Our knowledge of these regulations – and our familiarity with the agencies that create and enforce them – can make a critical difference in the timing of a filing or notification and in clearing hurdles to ensure the timely, efficient, compliant and successful closing of a transaction.

Polsinelli's Health Care Finance capabilities include:

- Regulatory Compliance
- Real Estate
- Mergers & Acquisitions
- Private Equity
- Corporate & Operations

- Syndicated & single-lender commercial loan & credit facilities that may or may not involve participations
- Bridge to HUD loans (or solely bridge loans)
- Mezzanine Financings
- Construction & other financings
- Multiple tranches of debt
- Revolving & working capital lines of credit
- Bond, Underwriter, Bank & Borrower's Counsel

Polsinelli also offers Loan Enforcement and Bankruptcy & Restructuring attorneys versed in health care workout, receivership, bankruptcy and other distressed situations.

## Publications

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June 9, 2023

**New Colo. Laws Alter Health Care, Antitrust Enforcement**

*Quoted, Law360*

June 6, 2023

**New California Legislation and Law May Have Serious Impact on Certain Health Care Deals**