



WWB May Update

Before You Pay, Bid, Drive, or Sue: A Guide for Our Connecticut Clients

A Note from Our CEO

One of the themes running through this month's newsletter is the importance of acting early and acting strategically. Whether it's identifying fraudulent zoning invoices, structuring a real estate transaction properly, securing assets in a business dispute, or evaluating risk before making a major financial decision, the right legal guidance at the right time can materially change the outcome.

That is where we continue to focus as a firm. We are building a team and platform designed to help clients navigate increasingly complex legal and business environments with clarity, responsiveness, and practical judgment. Just as importantly, we remain committed to delivering results when the stakes are highest — whether through strategic counsel, negotiation, or trial advocacy.

- Joshua Soloway, CEO

Client Update



ZONING SCAM ALERT



Fake municipal invoices are targeting zoning applicants.



VERIFY BEFORE YOU PAY

Fraudulent Invoices Targeting Zoning Applicants

WWB is alerting clients and community members to a growing scam targeting individuals with **active zoning applications and upcoming municipal hearings**.

If you have a zoning matter pending, you may receive an official-looking email requesting payment before your scheduled hearing. It may reference your hearing date, use municipal-style language, include a city or town seal, or appear to be signed by a real public official.

It may also warn that your hearing could be delayed if payment is not made promptly.

Do not pay any zoning-related invoice until your attorney verifies that it is legitimate.

Zoning agendas and hearing schedules are publicly available. Scammers monitor them specifically to identify active applicants, then use that information to craft emails that appear connected to your actual case.

⚠ The goal is to create enough urgency and credibility that you pay before you think to question it.

!!Warning signs to look out for!!:

- **An invoice you weren't expecting:** Legitimate fees are typically established through your attorney or the application process — not delivered by surprise email.
- **Threats of delays or consequences:** Pressure tactics warning that your hearing may be postponed unless you pay immediately are a hallmark of fraud.
- **An email address that doesn't match the municipality:** The display name may look official, but the actual sender address often reveals the deception.
- **Copied seals, signatures, or department names:** Scammers routinely misuse public branding to make fraudulent requests appear authentic.

The takeaway: Scammers are doing their homework. A convincing email is not a legitimate invoice. When in doubt, your attorney should be your first call — not the payment link!!

Have a zoning hearing coming up or received a suspicious invoice?

Contact WWB's land use team before taking action →

Legal Insights from the WWB Team

From Connecticut property disclosures and “over-ask” offers to prejudgment remedies in business disputes and non-criminal violations that can suspend your teen's driver's license, these legal insights highlight the issues that can affect your transaction, your case, your license, and your financial position.



Real Property Disclosures: What Buyers and Sellers Should Know Before Closing

- Katherine M. Macol, Esq.

- ♦ **Connecticut law requires sellers to disclose the condition of the home before a contract is signed:** This includes the condition of the home's systems and structure. These disclosures must be attached to the contract, and a seller who fails to comply faces a \$500 credit to the buyer at closing, though exemptions exist depending on the transaction.
- ♦ **Homes built before 1987 carry additional lead paint disclosure requirements:** The seller must disclose any known hazards and mold growth, provide an EPA pamphlet, and allow the buyer a 10-day inspection period.
- ♦ **The right disclosures can help prevent post-closing disputes:** Buyers and sellers should understand which disclosures apply to their transaction before signing, so potential issues are addressed clearly and early.
- ♦ **For buyers and sellers, Connecticut disclosure forms help identify issues such as property condition, foundation concerns, lead paint, and mold before closing, when they can still be addressed.**

[Read the full insight →](#)



Using Prejudgment Remedies in Connecticut Business Disputes

- James Lenes, Esq.

- ♦ **In business disputes, timing can determine everything:** Connecticut law allows a plaintiff to secure a defendant's assets before a final judgment is reached — often before discovery even begins. Waiting until the end of litigation to think about collectability can be a costly mistake.
- ♦ **The standard is lower than trial, but evidence still matters:** A party seeking a PJR must show probable cause that judgment will enter in its favor. While this is a lower standard than trial, the court still requires a clear evidentiary basis.
- ♦ **A powerful tool, but only when deployed strategically:** A prejudgment remedy is only as valuable as the assets it secures. Knowing what the other party owns, and understanding which assets are worth pursuing, is what separates an effective PJR strategy from an empty motion.
- ♦ **In the right case, a PJR can change the balance of a business dispute early by securing assets, testing the strength of each side's position, and creating a clearer path toward recovery or resolution.**

[Read the full insight →](#)



Non-Criminal Violations That Trigger Suspensions for Drivers Under 18

- Christopher DeMatteo, Esq.

- ♦ **Teens under 18 face a different set of rules than adult drivers:** Cell phone violations, speeding more than 20 mph over the limit, and breaking passenger or curfew restrictions all carry automatic license suspensions, even when the offense is not criminal.
- ♦ **Alcohol or marijuana possession can affect a license, even off the road:** A minor does not need to be driving for these violations to create DMV consequences. Underage possession of alcohol or marijuana can still trigger a license suspension.
- ♦ **Paying the ticket may be the worst thing you can do:** Once a ticket is paid, it's treated as a conviction. What looks like the fastest way to put the matter behind you can quietly set a suspension in motion. In many cases, there is still an opportunity to reopen the matter — but only if you act before it's too late.
- ♦ **For drivers under 18, even non-criminal violations can lead to automatic suspensions.** Knowing which tickets and conduct create DMV consequences can help families respond before a license is put at risk.

[Read the full insight →](#)



Making an "Over-Ask" Offer: What Buyers Should Consider Before Bidding Above Asking Price

- Katherine M. Macol, Esq.

- ♦ **A strong offer should still be a financially informed offer:** In a competitive market, bidding above asking may help a buyer stand out, but the offer should still reflect the buyer's budget, financing limits, and the realities of the property's value.
- ♦ **An appraisal can create a gap between what you offered and what the lender will finance:** Most purchase loans require an appraisal. If the property does not appraise at the over-ask price, and comparable sales data cannot support the higher figure, the lender may not cover the difference — leaving the buyer responsible for it out of pocket.
- ♦ **Bidding over asking should not be driven by pressure alone:** A competitive housing market can move quickly, but buyers should understand the legal and financial consequences before making an aggressive offer.
- ♦ **In a seller's market, an "over-ask" offer can help you compete, but it can also create appraisal, financing, and deposit risks if the contract is not structured carefully.**

[Read the full insight →](#)

WWB Wins

- **Jury Trial Victory in Oil Tank Case**

Attorneys **Chris Cerami** and **James Lenes** delivered a major jury trial win, securing a **\$760,000+** verdict in a case involving a leak in a neighbor's home heating oil tank. This result reflects the team's persistence, preparation, and execution in advocating for a valued client through trial.

- **Settlement Victory in Travel Injury Case**

Attorney **Christopher Cerami** secured a **\$100,000** settlement for a client who was injured while traveling. Attorney Cerami's empathetic approach to advocacy helped secure a significant settlement to compensate our client for his injuries and emotional distress.

WWB Updates: Our Team is Growing!

We're excited to welcome a lawyer to the firm this month:

- **Bianca DeBeer – Paralegal**

Bianca de Beer recently traded the South African legal system for the American one, bringing with her a background as a paralegal in litigation and a thoughtful, adaptable approach to her work. Her fresh perspective brings a natural appreciation for clear communication, responsiveness, and attentiveness in every client interaction.

Her addition reflects WWB's commitment to accessible, collaborative client service and strengthens the firm's ability to deliver on that promise every day.

Please join us in welcoming Bianca to the WWB team.

What Our Clients Say About Us

[READ OUR 5-STAR REVIEWS](#)

"I contacted Willinger, Willinger & Bucci, P.C. via LegalShield to represent me in my divorce proceedings.

Attorney Middlen patiently and expertly guided me through the entire process and I felt assured and well informed at every step during this stressful period.

Attorney Middlen is empathetic and understands the nature of such a life altering event.

I Highly recommend Willinger, Willinger & Bucci, P.C. for any events requiring legal representation."



Vanessa

"I have used WWB time and again as my council regarding employment law cases, real estate transactions, and contract law.

I've had the privilege of working with some of the finest attorneys in the state.

Thomas Bucci, Chuck Willinger, and Robert Bellitto have each represented my companies and I to favorable outcomes in each respective case.

Their knowledge, expertise, and attention to detail are unmatched."



Lou K.

"Had a great experience recently with **Bradd Robbins** and a complex business situation that he managed very professionally and expediently.

Thanks Bradd!"



Eric Z.

When it matters most, you need the right team in your corner. We're here to protect your interests and get results.

Contact us now at: 203-916-5164 or email us at info@wwblaw.com

"Ask not what your country can do for you, ask what you can do for your country."

John F. Kennedy



Shelton:

1000 Bridgeport Avenue, Suite 501, Shelton, CT 06484

 203-916-5164

Bridgeport:

1875 Park Avenue, Bridgeport, Connecticut 06604

 info@wwblaw.com

Darien:

30 Old Kings Highway South, Darien, CT 06820

Willinger, Willinger & Bucci, PLLC



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