



STUDIO LEGALE
SANTIAPICHI
SOCIETÀ TRA AVVOCATI S.R.L.



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WHO WE ARE



The *Studio Legale Santiapichi – Società tra Avvocati s.r.l.* was founded out of the Founders' wish to build a solid professional practice, able to grow alongside its own staff and bring out their individual strengths, so as to offer Clients quality legal assistance that is concrete and tailored to their needs.

It all began in 2006, when Avv.ti Xavier Santiapichi and Nicoletta Tradardi, after years of fruitful collaboration, decided to found the Professional Association

together, joined by other colleagues.

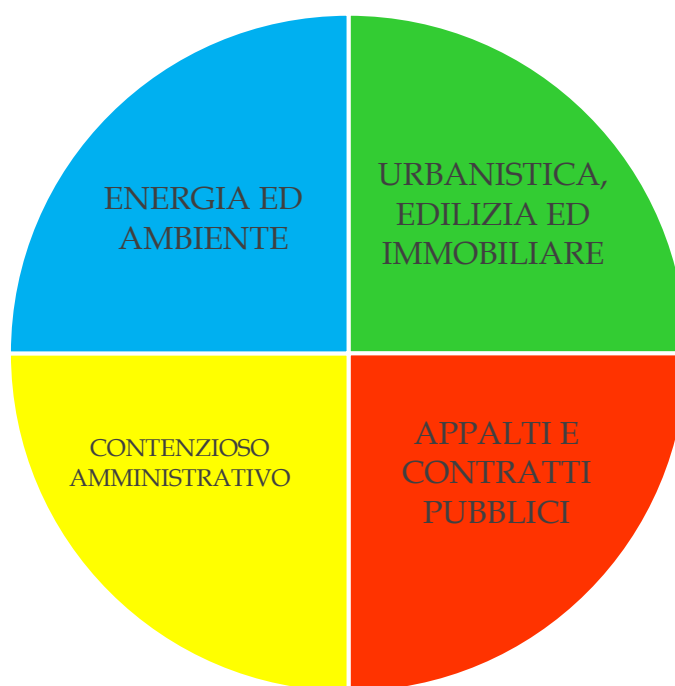
In 2018 the Firm took a further step, becoming a limited liability company under the name *Studio Legale Santiapichi – Società tra Avvocati s.r.l.*

Today the *team* numbers eight professionals: four partners, Avv. Xavier Santiapichi, Avv. Nicoletta Tradardi, Avv. Gaetano Pecoraro and Avv. Fabrizio Palazzini, and four associates, Avv.ta Betty Lobreglio, Dott. Lorenzo Catallozzi, Laura Di Pasquale and Lorenzo Liberati.

The Firm is dedicated to Administrative Law, having built over time a recognised specialisation in Energy and Environment, Urban Planning, Building and Real Estate, Public Contracts and Administrative Litigation.

It also invests continuously in its operational resources, adopting advanced case-management software that allows every professional to consult files at any time.

AREAS OF EXPERTISE



ENERGY AND ENVIRONMENT



Energy and Environment have always been the beating heart of the Firm's work, the area absorbing the largest share of its day-to-day activity.

Leading this area is Avv. Xavier Santiapichi, the partner of reference, who for twelve years sat on the National V.I.A. (Environmental Impact Assessment) and V.A.S. (Strategic Environmental Assessment) Commission at the Ministry of the Environment and Energy Security, where he led an Investigating Panel responsible for drafting the measures relating to numerous V.I.A. and V.A.S. procedures. After this role, he served for a further two years in the same capacity as Vice-President of the Commission set up by the Sicilian Region for the issuing of environmental authorisations (VIA-VIncA-AIA-VAS).

In continuity with this latter role, he provided technical assistance to the Region itself, under an assignment from FORMEZ PA, contributing to the revision of the Sicily Region's provisions for the issuing of the P.A.U.R. (Single Regional Authorisation Measure).



On the energy law side, assisting both local Administrations and leading companies in the sector, the Firm has built a strong specialisation in alternative energy, particularly wind and solar power, handling authorisation procedures, tariff incentives and energy efficiency matters.



In the environmental field, the Firm has developed in-depth expertise in integrated water services, advising a regional Administration on the implementation of the so-called Galli Law and on the procedures for awarding the integrated water service, as well as on issues relating to environmental management, from landfills and environmental damage to the remediation of contaminated sites.

The Firm also assists private companies throughout the entire authorisation process, from *Permitting* for VIA, VAS, VincA (Appropriate Assessment) and AIA (Integrated Environmental Authorisation) for RES (Renewable Energy Source) and waste-treatment plants, drafting and reviewing documents and taking an active part in joint services conferences and public hearings.

Over the years the Firm has also developed the links between environmental procedures, VAS and VIA, and urban planning, working alongside public bodies and private implementing parties.



Above all, the waste sector remains the Firm's main driver: it was the first in Italy to specialise in this field and continues to cultivate it with tenacity and expertise.

The Firm has assisted numerous public and private bodies and companies in building treatment and disposal plants.

Among the most significant experiences is the one gained with LazioAmbiente SpA, in siting and building two waste-to-energy plants, as well as supporting the leading operator in the sector in Abruzzo, active in managing landfills, TMB plants (Mechanical Biological Treatment), screening, shredding and sorting facilities. Following a public tender procedure, the Firm was also appointed Advisor to select an industrial partner for building an anaerobic-digestion energy plant.

Lastly, the Firm supports a number of public companies in meeting the objectives set by the rules *onin-house providing*, handling the procedures and measures needed to implement the so-called "similar control". It also assists mixed public-private companies providing waste-management services and supports private

companies in obtaining and maintaining pre-qualification requirements, from registration with the register of environmental operators to SOA and EMAS certifications, gli atti necessari alla realizzazione del cd. "controllo analogo". Assiste inoltre società miste pubblico-private attive nei servizi di gestione rifiuti e affianca società private nell'ottenimento e nel mantenimento dei requisiti di prequalifica, dall'iscrizione all'albo gestori ambientali alle certificazioni SOA ed EMAS.



URBAN PLANNING, BUILDING AND REAL ESTATE



Real estate law is another area in which the Firm has decades of experience, covering every aspect of the field: urban planning and building, contracts, and legal and management issues.

It has always provided constant assistance, both in and out of court, to public-sector bodies and companies that manage extensive property portfolios, rural and urban alike.

This cross-sector experience has allowed the Firm to build broad knowledge of every branch of real estate law connected to administrative law, covering both territorial planning and building matters.

Its advisory work, both in and out of court, has focused on two main areas: territorial planning and building matters.

On the planning side, it has provided legal support in the approval and drafting of planning instruments, sectoral plans and territorial landscape plans.

On the building side, it has dealt with issues of regularity of properties and any building irregularities, even dating back many decades, developing a strong capacity for historical, legal and technical/cadastral reconstruction of the file relating to each individual property unit.

The Firm has often supported private clients in proceedings for obtaining building amnesties and has handled numerous cases before the Lazio Regional Administrative Court concerning building irregularities.

Particularly significant is the experience gained with a number of IPAB (Public Welfare and Charity Institutions), again on the management of public property portfolios, assisting these bodies both in and out of court.

PUBLIC PROCUREMENT AND CONTRACTS



Over the years the Firm has built considerable experience in public contracts, assisting private parties, public administrations and mixed public-private companies both in and out of court.

It assists major companies operating in public works, services and supply contracts, with a particularly well-established practice in public service and supply contracts relating to the environment.

It also provides legal support to leading companies active both in environmental services, from the collection and treatment of urban, industrial and hospital waste to water treatment, cleaning, and the management of waste-to-energy plants and landfills, working with major groups operating at European level, and in the design, construction and marketing of related equipment.

The Firm has also gained extensive experience assisting public administrations with public contracts, both at the administrative stage and, where necessary, in litigation, supporting bodies throughout the entire contracting process: from drafting the tender documents to the competitive procedure, through to award and finally the management and termination of the contractual relationship.

It has particularly significant experience in drafting framework agreements for *Project Financing*.

In this same area, the Firm has built broad knowledge over the years of public service and supply contracts in the healthcare sector, providing its assistance to both Local Health Authorities and regional Administrations, in particular in the innovative experience of so-called centralised procurement, supporting offices in contract management as well.

Among its most significant achievements, the Firm supported a regional Administration, at the height of an emergency caused by significant debt, in public tender procedures managed through a regional purchasing hub for the acquisition of goods and services on behalf of Local Health Authorities, achieving substantial cost savings.

It also acted as sole advisor on the public tender procedure for awarding the global service contract for an entire property portfolio of around 50 million euros belonging to a major public body.

Lastly, the Firm has worked on energy efficiency for public real estate assets, supporting the National Association of Italian Municipalities (ANCI), appointed by the Government to implement certain measures under the Interregional Operational Programme “RenewableEnergy and Energy Saving” 2007/2013, in outsourcing the related services and managing all the resulting public tender

procedures.



ADMINISTRATIVE LITIGATION



For more than 20 years the Firm has operated in administrative law, assisting around 40 municipal administrations, provincial capitals, provinces, central bodies and regional administrations.

In addition to the activities already described in the areas of environment and energy, territorial governance and public contracts, the Firm assists public and private bodies through the various stages of the administrative proceedings in which they are involved.

This work stems from the need to balance the competing public and private interests at stake in administrative action, and takes the form of advisory and litigation services covering all matters relating to the lawfulness of the actions of the Public Administration.

The Firm's work also extends to related areas, including electoral law, with experience in the litigation concerning the recognition of the so-called gender quotas in the composition of local councils; liability for damage to public funds; and local public transport, through its collaboration with a major municipality in Lombardy on updating the local transport plan.

Among the issues connected with land management in which it has gained significant experience are those concerning civic-use rights and the related agricultural communities: a niche area, based on long-standing legal institutions that remain widespread and relevant today, whose issues continue to engage local administrations and private parties alike.

The Firm is consistently entrusted with matters in these areas.

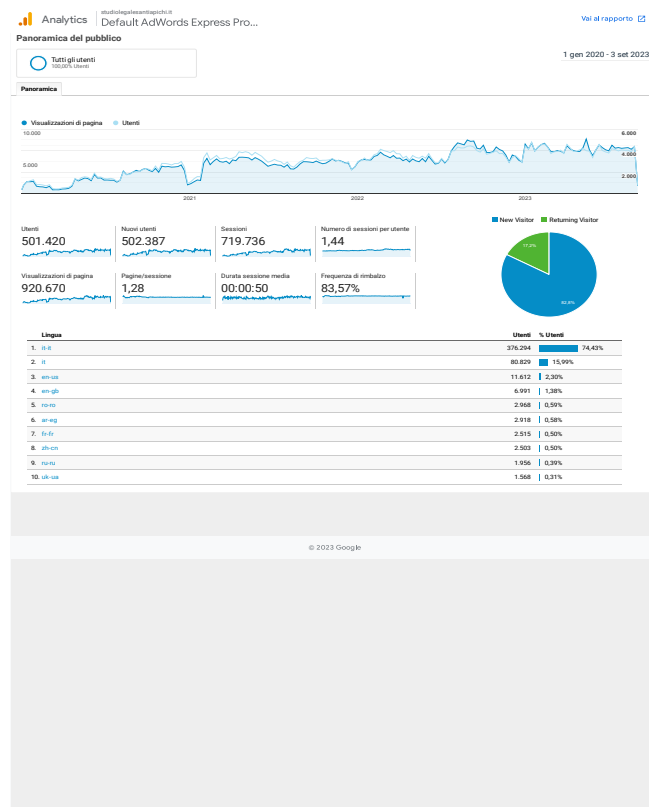
MARKET AND WEB POSITION



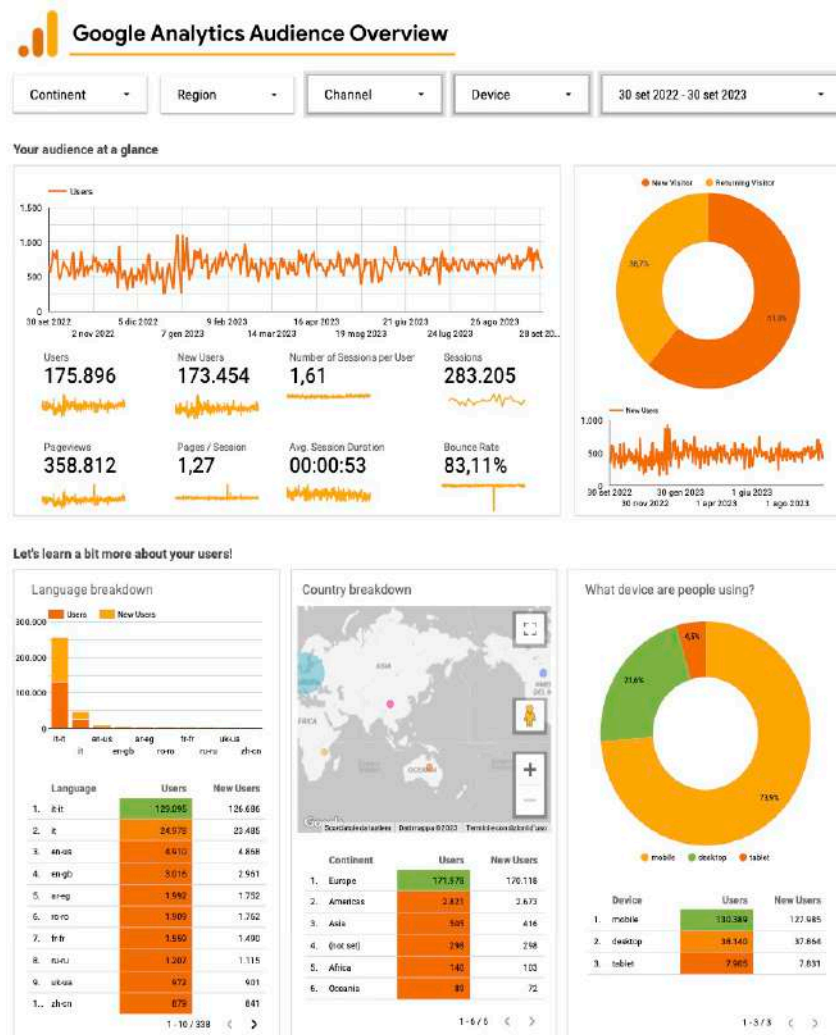
With an approach that set it apart from its competitors, the Firm invested early in digital, creating and running one of the first Italian law firm showcase websites (www.santiapichi.it).

Studio Legale Santiapichi consistently ranks among the top search engine results for Administrative Law keywords, from building and urban planning to environment, waste, remediation, environmental authorisations, and public procurement and contracts.

As shown by the site's *analytics*, set out below, over the past three years the Firm has come close to one million page views, with more than 500,000 unique users.



The site maintains very high visibility, generating more than 170,000 views a year: 40% come from returning users, a sign of an audience that finds our content useful and reliable.



TEAM



AVV. XAVIER SANTIAPICHI



Founding partner, born on 10/07/1968, graduated in Law from the Faculty of Rome Tor Vergata with a thesis in administrative law, “Private negotiation in public works contracts in light of recent EU legislation”, in November 1992.

His main areas of expertise cover Administrative Law as a whole, with particular reference to urban planning and building, public procurement and contracts, environmental and energy law, public administration liability, administrative and civil procedural law, electoral law and public services.

AVV. NICOLETTA TRADARDI



Partner and sole director of the Firm, born on 17/12/1973 and graduated with honours in Law from the Faculty of Rome, Sapienza University of Rome, with a thesis in Constitutional Law on “The limits of legislative delegation in the case law of the Constitutional Court” – Supervisor Prof. Federico Sorrentino.

She is mainly engaged in Administrative Law, in particular urban planning and building, public procurement and contracts, environmental and energy law, public administration liability, administrative and civil procedural law, electoral law and public services.

AVV. GAETANO PECORARO



Partner of the Firm, born on 11/04/1980, graduated in Law from Luiss “Libera Università degli Studi Sociali” Guido Carli in Rome, with a thesis in Administrative Law titled “Private Financing of Public Infrastructure”, supervised by Prof. Avv. Paolo Stella Richter, awarded on 11 April 2005.

His areas of expertise range across Administrative Law, with particular regard to urban planning and building, public procurement and contracts, environmental and energy law, public administration liability, administrative and civil procedural law, electoral law and public services.

AVV. FABRIZIO PALAZZINI



Partner of the Firm, born on 14/05/1981, graduated in Law from Sapienza University of Rome, with a thesis in Political Economy titled “The theory of public goods and its applications”, awarded in November 2008.

His main areas of expertise are Administrative Law and Civil Law, in particular urban planning and building, environmental and energy law, public administration liability, administrative and civil procedural law, electoral law and public services.

AVV.TA BETTY LOBREGGIO



Born on 12/04/1988 in Policoro (MT), she graduated in Law from Sapienza University of Rome.

She has many years of experience practising law, during which she has continually deepened her specific expertise in administrative law matters.

DOTT. LORENZO CATALLOZZI



Born on 23/04/2000 in Rome, he graduated in Law from Sapienza University of Rome with a final mark of 110/110 cum laude in 2024.

It is with dedication and a deep eagerness to learn that he is now completing his legal traineeship at our office.

LAURA DI PASQUALE



Born on 18/08/1975, she studied at Sapienza University, Faculty of Arts and Philosophy, specialising in Demo-Ethno-Anthropology.

Her main areas of expertise are as an Administrative Assistant, with duties including *back office and front office* work, general accounting, deadline management, invoicing and invoice recording, management of client and supplier accounts, petty cash/bank bookkeeping, and support in organising company events (choice of *venue, catering* and *team-building activities*).

She assists the Firm's lawyers in their work, providing technical support in preparing court and out-of-court filings and centralising and sharing with the Team the information relevant to case management.

AVV. VALENTINA TABORRA



Born in Rome on 22/10/1987, graduated in Law from the University of Rome Tor Vergata in 2013, with a thesis in Administrative Law, “The enhancement and management of cultural assets through public-private partnership” – Supervisor Prof. Aristide Police.

She is mainly engaged in Administrative Law, focusing on urban planning and building, public procurement and contracts, environmental and energy law, public administration liability, administrative and civil procedural law, electoral law and public services.

LORENZO LIBERATI



Born on 01/08/2003, he is studying at the Faculty of Law of Sapienza University.

His main areas of expertise are as an Administrative Assistant, with duties including back office and front office work, general accounting and deadline management.

He assists the Firm's lawyers in their work, providing technical support in preparing court and out-of-court filings and centralising and sharing with the Team the information relevant to case management.

HAPPY



He has been our mascot for more than ten years, since being adopted from an animal welfare association that found him in the countryside near Civitavecchia.

He will be very “Happy” to greet you here with us.

CERTIFICATIONS

QUALITY CERTIFICATION ISO 9001:2015

In July 2024 the Firm obtained certification of its Quality Management System under standard UNI EN ISO 9001:2015, a recognition that confirms its ongoing commitment to ensuring high standards of efficiency, reliability and continuous improvement of its internal processes, with greater operational control, attention to clients and full regulatory compliance. A solid foundation from which to keep developing services that are increasingly qualified and transparent.



ENVIRONMENTAL CERTIFICATION ISO 14001:2015

In July 2024 the Firm obtained certification of its Environmental Management System under standard UNI EN ISO 14001:2015, confirming its commitment to responsible and sustainable management of its activities. The certification reflects the path taken to systematically monitor and improve the environmental aspects of its business processes, promoting pollution prevention and the conscious use of resources, and reinforces the Firm's drive towards ever more concrete sustainability.



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RISK MANAGEMENT CERTIFICATION ISO 11871:2022

In December 2025 the Firm obtained certification under standard **UNI 11871:2022**, confirming its commitment to strengthening organisational quality, process management and the control of risks connected with its activities. The certification rewards the path taken to make internal procedures more effective and to enhance operational transparency, consolidating the Firm's drive towards management that is increasingly efficient, responsible, and capable of raising the level of services offered.



CERTIFICATO N.
CERTIFICATE No.

7/25

SI CERTIFICA CHE IL SISTEMA DI GESTIONE DELLO SVILUPPO SOSTENIBILE NELLE COMUNITÀ DI
IT IS HEREBY CERTIFIED THAT THE MANAGEMENT SYSTEM FOR SUSTAINABLE DEVELOPMENT IN
COMMUNITIES OF

STUDIO LEGALE SANTIAPICHI SOCIETÀ TRA

AVVOCATI S.R.L.

Via Parioli, 112 00197 ROMA (RM) ITALIA

NELLE SEGUENTI UNITÀ OPERATIVE / IN THE FOLLOWING OPERATIONAL UNITS

Via Parioli, 112 00197 Roma (RM) ITALIA

E CONFORME ALLA NORMA / IS IN COMPLIANCE WITH THE STANDARD

UNI 11871:2022

PER I SEGUENTI CAMPI DI ATTIVITÀ / FOR THE FOLLOWING FIELD(S) OF ACTIVITIES

ATTIVITÀ FORENSE RELATIVA ALL'AREA DEL DIRITTO AMMINISTRATIVO, CON SPECIFICO RIFERIMENTO ALLA
MATERIA AMBIENTALE, EDILIZIA, URBANISTICA, APPALTI, E DEL DIRITTO CIVILE E PENALE CONNESSE ALL'AREA
INDICATA

LEGAL ACTIVITIES RELATING TO THE AREA OF ADMINISTRATIVE LAW, WITH SPECIFIC REFERENCE TO
ENVIRONMENTAL, BUILDING, URBAN PLANNING, PROCUREMENT, AND CIVIL AND CRIMINAL LAW MATTERS
CONNECTED TO THE INDICATED AREA

La validità del presente certificato è subordinata a sorveglianza periodica annuale / semestrale ed al riesame completo del sistema di gestione con periodicità triennale
The validity of this certificate is dependent on an annual/semi-annual audit and on a complete review, every three years, of the management system
L'uso e la validità del presente certificato è soggetto al rispetto del documento RINA: Regolamento Generale per la certificazione di Sistemi di Gestione - Allegato 11871
The use and validity of this certificate are subject to compliance with the RINA document: Rules for the certification of Management Systems

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First Issue

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Filippo Lago

Italy Certification Operations Director

RINA Services S.p.A.
Via Corsica 12 - 16126 Genova Italy

Per informazioni sulla validità
del certificato, visitare il sito
www.rina.org

For information concerning
validity of the certificate, you
can visit the site
www.rina.org



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“IL SOLE 24 ORE” AWARDS

Studio Legale Santiapichi has long been a regular recipient of the *Law Firms of the Year* award, periodically given by the newspaper “Il Sole 24 Ore” to professional firms operating in Italy that have received, over the course of the year, the highest number of positive mentions from colleagues, legal professionals and clients.

A result that reflects the solid reputation built up over the years in the legal, judicial and wider professional community, as well as the relationship of trust forged with a broad client base.

Trust that does not come only from the legal assistance and representation the Firm provides, but also from the way it engages with its community, through its own social and digital platforms and through legal articles published in trade journals, consistently assessing and following the needs of its *stakeholders*.

The awards given by “Il Sole 24 Ore” thus offer potential new clients concrete confirmation of our firm’s wide-ranging standing in the field.





LEGAL NOTICES

The undersigned, Avv. Nicoletta Tradardi, acting as legal representative of Studio Legale Santiapichi - Società tra Avvocati s.r.l., declares that the foregoing is provided pursuant to and for the purposes of Presidential Decree 445/2000.

The undersigned authorises the processing of personal data, as provided for by Legislative Decree no. 196/03.



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