



OF COUNSEL

Bennett Givens

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📍 Irvine

Bennett Givens is of counsel and a member of Best Best & Krieger LLP's (BBK) Telecommunications practice group. His practice centers on advising clients on comprehensive telecommunications issues. Bennett combines his prior interest in infrastructure development and the water industry with his experience negotiating wireless facility agreements and public-private partnerships (P3) for fiber optic cable deployments, broadband connectivity and regulatory compliance for his private, municipal and water district clients.

As part of his regulatory practice, Bennett counsels land use regulators and private property owners through compliance and state and local permitting for telecommunications facilities. Bennett provides counsel on the processing of wireless and other telecommunications applications, drafts and interprets state and local regulations, and manages disputes that arise during land use entitlement processes. Additionally, he has significant experience negotiating fiber optic cable and network projects on behalf of cities and counties and advises on the provision of broadband service by city and county owned ISPs. Bennett also manages right-of-way and utility disputes, handling encroachments, access rights and authority disputes, and addressing aesthetic and regulatory right-of-way implications with providers.

Bennett's practice also involves representing public and private property owners, cities, counties and water districts in cell site leasing negotiations and related disputes. A large portion of existing wireless facility agreements are often quite one-sided in the wireless tenant's favor and Bennett specializes in leveraging key provisions to benefit property owners by enhancing control and oversight of their properties, while ensuring adequate compensation.

Outside of the office, Bennett enjoys being with his family, golfing, surfing and sailing.

Accolades

- Best Lawyers in America®, Ones to Watch®, Municipal Law, 2026
- Best Lawyers in America®, Ones to Watch®, Land Use and Zoning Law, 2025

CORE PRACTICES

California Public Utilities Commission
Land Use, Planning & Zoning
Municipal Law
Public-Private Partnerships
Real Estate
Telecommunications
Water

EDUCATION & ADMISSIONS

Education

Loyola Law School, J.D.
Johns Hopkins University, B.A.
London School of Economics,
Hansard Scholars Programme

Bar Admissions

California

- IMLA Amicus Service Award, 2025

Professional & Community Involvement

- International Municipal Lawyers Association, Member, 2019-present
- Federal Communication Bar Association, Member, 2019-present
- National Association of Telecommunications Officers and Advisors, Member, 2019-present
- Los Angeles County Bar Association, Member, 2016-present

Thought Leadership

Publications

- “DISH Washing - Force Majeure Gambit and Implications for Public and Private Landlords,” *PublicCEO*, Dec. 2025
- “Wireless Landlords: Checklist for Protecting Landlord Rights and Budgets,” American Bar Association, *Probate and Property Magazine*, Volume 36, Number 2 issue, May/June 2022

Presentations

- “Fiber Frenzy – Navigating Fiber Optic Deployments and Local ROW Management Authority,” League of California Cities Public Works Officers Institute, Feb. 25, 2026
- “Critical Connections: The Fight for Local Government Rights in Congress and at the FCC,” International Municipal Lawyers Association Annual Conference, Oct. 20, 2025
- “Navigating Wireless Facility Permitting and Avoiding Common Pitfalls,” League of California Cities Annual Conference, Oct. 9, 2025
- “Elections Have Consequences,” International Municipal Lawyers Association Mid-Year Seminar, Apr. 26, 2025
- “Wireless in the Right of Way: All things Permitting and Leveraging your Assets,” League of California Cities Public Works Officers Institute, Mar. 20, 2025
- “Tower Talk: Everything You Need to Know About Wireless Facility,” American Planning Association California Conference, Oct. 1, 2024
- “Telecom Toolkit—Critical Issues for Local Governments,” International Municipal Lawyers Association Annual Conference, Sept. 26, 2024
- “Cell and Wireless Tower Law 2024,” National Business Institute Webinar, July 19, 2024
- “Cell and Wireless Tower Law: A Regulatory and Transactional Primer,” MyLawCLE Webinar, May 23, 2024
- “Understanding California Utility Facilities, Easements and Rights of Way,” HalfMoon Education Live Webinar, Jan. 8, 2024
- “The Nuts and Bolts of Broadband - Contracting, Constructing, and Funding,” County Counsels’ Association of California Real Estate & Public Works Conference, Oct. 19, 2023
- “Dialing for Answers: Telecommunications Law Speed Dating,” International Municipal Lawyers Association Annual Conference, Sept. 29, 2023
- “The Wireless Industry Can Help Add Revenue to Your Rooftops and Vacant Land,” International Municipal Lawyers Association Annual Conference, Sept. 29, 2023
- “Drafting and Negotiating 'Non-Tower' Telecom Agreements: Equipment Concerns, Operating Licenses, Termination Provisions,” Strafford Webinar, Jun. 8, 2023

- “Cell and Wireless Tower Law: A Regulatory and Transactional Primer,” MyLawCLE Webinar, July 21, 2022
- “Leasing and Licensing Real Property and Vertical Infrastructure for Wireless Deployment,” Webinar, myLawCLE, Jun. 29, 2021
- “Be Aware of Hot Telecommunications Issues in 2020-2021,” BB&K Webinar, Nov. 5, 2020
- “How Local Governments are Responding to the FCC’s Cable Franchise Fee Order,” International Municipal Lawyers Association’s Mid-Year Seminar, WONK Breakfast, Apr. 22, 2020