



Kiki Scarff

Shareholder

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Kiki Scarff is an experienced investment management attorney who concentrates her practice on investment adviser regulation, securities law compliance, and private fund formation. She represents a wide range of clients, from institutional investment advisers to emerging retail firms, providing strategic legal counsel at every stage of the advisory business lifecycle.

Kiki Scarff is a shareholder in Baker Donelson's Raleigh office and focuses her practice on investment management law and investment adviser regulation. With extensive experience representing both institutional and retail investment advisers, Kiki guides clients through the formation and registration process on Form ADV with the U.S. Securities and Exchange Commission (SEC) and state securities authorities. She offers practical, business-focused advice on ongoing operations, regulatory compliance programs, and risk management strategies to help advisers remain compliant with evolving securities laws.

Investment advisers turn to Kiki for strategic guidance on navigating investigations, examinations, and enforcement-related inquiries by the SEC, self-regulatory organizations, and state agencies. Her in-depth knowledge of both federal and state securities regulations allows her to craft effective, real-world solutions to complex compliance challenges.

Kiki's practice includes counseling clients on the structuring, formation, and offering of private investment vehicles, including hedge funds, private equity funds, real estate funds, venture capital funds, debt funds, and single-purpose vehicles. She provides guidance on fund governance, offering documents, and investor disclosure requirements to ensure compliance and market readiness.

Kiki advises registered investment companies and their boards of trustees on a wide spectrum of issues, including corporate governance, organizational structuring, regulatory disclosures, and compliance obligations. Her comprehensive approach helps clients navigate the intersecting demands of business operations and regulatory oversight.

Representative Matters

- Advised a New York-based real estate management and investment company in the acquisition of more than \$113 million in multifamily apartment projects across four southern states. These transactions required sophisticated legal counsel on complex real estate, financing, and corporate matters, including resolving title issues related to bankruptcy, structuring acquisition financing with Freddie Mac and Fannie Mae guaranteed loans, and facilitating investor solicitation through a crowdfunding platform.

Professional Honors & Activities

- Selected as a North Carolina Rising Star for Business/Corporate (2024)
- Recognized as a member of the "Legal Elite" for Corporate Law by *Business North Carolina* (2024)
- Legal extern – Office of the Attorney General, Services to State Agencies Section, North Carolina Department of Justice
- Legal extern – Securities Division, North Carolina Department of the Secretary of State
- Honors Legal Intern – Division of Enforcement, SEC



Publications

- "SEC Looks to Increase "Qualified Client" Thresholds for Performance-Based Compensation" (March 2026)
- "Regulation S-P: June 3, 2026 Compliance Deadline for Smaller Investment Advisers," republished March 31, 2026, in *Corporate Compliance Insights* (February 2026)



Education

- University of North Carolina School of Law, J.D., 2013
 - Articles Editor – *North Carolina Journal of International Law and Commercial Regulation*
- Xavier University, B.A., 2010, cum laude



Admissions

- North Carolina, 2016
- New York, 2014