



DALE J. DEGENSHEIN

PARTNER

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A partner in Armstrong Teasdale's Financial and Real Estate Services practice group and managing attorney of the firm's New York office, Dale Degenshein has more than 30 years of experience in cooperative and condominium matters, both as a litigator and transactional attorney.

She has represented and advised hundreds of cooperatives and condominiums as well as developers on all areas of board governance, construction and contract issues, alterations, license agreements, modernizing governing documents, quality of life issues and fiduciary obligations of board members. Dale regularly lectures and writes on topics which impact boards and apartment owners alike.

BACKGROUND

Prior to joining Armstrong Teasdale, Dale was special counsel at another New York law firm.

EDUCATION

- Brooklyn Law School (J.D., 1984)
- Hofstra University (B.A., 1981)

PROFESSIONAL ACTIVITIES

- New York City Bar Association
 - Member, Judiciary Committee (2023-present)
 - Member, Cooperative and Condominium Law Committee (1998-2004; 2005-2009; 2010-present)
 - Chair, Cooperative and Condominium Law Committee (2001–2004)
 - Secretary, Cooperative and Condominium Law Committee (1998-2001; 2010-present)
- Member, Real Property Section, New York State Bar Association
 - Member, Committee on Cooperatives and Condominiums
 - Co-Chair (2015-2020)
- Member, Women's Bar Association (2000-2008)

SERVICES AND INDUSTRIES

Cooperative and
Condominium Law
Real Estate
Real Estate, Development,
Construction

ADMISSIONS

New York
U.S. District Court, Southern
District of New York
U.S. District Court, Eastern
District of New York

- Member, Committee on the Judiciary (2006-2007)
- Armstrong Teasdale Inclusion Committee
- Armstrong Teasdale Compensation Committee

CHARITABLE AND CIVIC INVOLVEMENT

- Board Member, New York Harbor Foundation (2013-2014)
- Member, Impact100nyc

ACCOLADES

- *New York Metro Super Lawyers*®, Real Estate (2013-present)

THOUGHT LEADERSHIP

February 14, 2024

New York City's New Outdoor Dining Rules

December 21, 2023

The Corporate Transparency Act - Applicability to Co-ops and Condos

October 13, 2023

Proposed Rules Offer Some Relief for Owners Under Local Law 97

March 30, 2023

Local Law 97 – Requirements and Available Financial Incentives to Promote Compliance

March 20, 2023

New NYC Law Creates “Prohibited Buildings List” for AirBnb and Similar Booking Services

July 19, 2022

New York Condominium Act Amendment Authorizes Electronic Unit Owner Meetings

June 3, 2022

Cooperatives Required to Notify Tenants of Rights to Reasonable Accommodations for Persons with Disabilities

March 8, 2022

Annual Meetings in the COVID Era and Beyond
New York Law Journal

January 10, 2022

New York Amends Its Mitchell-Lama Law

December 29, 2021

Housing Stability Tenant Protection Act Provisions Rolled Back for Cooperatives

December 20, 2021

NYC Imposes Mandatory COVID-19 Vaccination Requirements for Condominiums, Cooperatives

December 15, 2021

Reverse Mortgages Soon Legal For Co-Ops in New York

December 13, 2021

NY Gov. Announces Mask Requirement for Indoor Public Places

October 4, 2021

Buildings May Now Require 32BJ Employees Be Vaccinated, Provided Certain Protocols Are Followed

September 23, 2021

Overview of Fiduciary Obligations of Board Members

New York Law Journal

August 2, 2021

New York Employers Required to Adopt Infectious Disease Plans

July 12, 2021

Boards and Necessary Repairs

New York Law Journal

June 18, 2021

New York Governor Lifts COVID-19 Restrictions – Considerations for Co-Op and Condo Board Policies

May 21, 2021

Considerations for Co-ops and Condos in Light of New CDC Recommendations

April 1, 2021

Update on Reasonable Accommodations Disclosure

March 22, 2021

NYS Human Rights Law Amendment Requires Notice of Reasonable Accommodations for Disabilities

January 27, 2021

Housing Cooperatives and the Need Certification for PPP Loans

January 7, 2021

Consolidated Appropriations Act Brings Changes to PPP for Cooperatives

December 2, 2020

New Law Narrows Exemption from Climate Mobilization Act for Buildings Containing Rent-Regulated Units

November 6, 2020

This Case Went to the Dogs, Then to Court

Habitat Magazine

August 27, 2020

Book Review: 'True Crimes and Misdemeanors: The Investigation of Donald Trump'

New York Law Journal

August 21, 2020

NY State Department of Health Issues Guidance for Reopening Gyms, Fitness Centers

June 29, 2020

Holding a Virtual Shareholder Meeting in New York

June 17, 2020

Construction and Real Estate Activities Resume in New York City Under Phases 1 and 2 of New York Forward

June 8, 2020

Michael Flynn: The Trap, the Guilty Plea and 'Brady'

New York Law Journal

May 29, 2020

Recent Developments Regarding Non-Essential Gatherings, the New York Forward Safety Plan and New York Forward Loan Fund

May 20, 2020

Protocols in the Age of COVID-19

April 24, 2020

Impact of New York's Shared Work Program on Co-ops, Condos

April 16, 2020

NY Executive Order Impacts "Public Places" in Condo, Co-op Buildings

April 15, 2020

Real Estate Questions During a Global Pandemic

April 10, 2020

When a Trial Lawyer Communicates Publicly With the Jury—During Trial

New York Law Journal

April 6, 2020

Condo Co-op PPP Eligibility Advisory Update

April 2, 2020

Condos and Co-ops and the Paycheck Protection Program

March 30, 2020

COVID-19 Update – Most Construction Activities in New York Now Prohibited

March 26, 2020

Corporate Procedure in the Time of Coronavirus

March 24, 2020

When Buying Into a Co-op, Better Do Your Due Diligence

Habitat

March 19, 2020

COVID-19 Q&A for Co-ops & Condos

The Cooperator

March 19, 2020

Renovations During the Corona Crisis

The Cooperator

March 19, 2020

COVID-19 vs. Building and Unit Access

The Cooperator

March 19, 2020

Disease & Disclosure

The Cooperator

March 17, 2020

COVID-19 Q&A for Co-ops and Condos

March 3, 2020

Preparations for Coronavirus (“COVID-19”) for Condo and Co-op Boards

February 21, 2020

Condo Boards Not Required to Vet Sublets

Habitat

February 10, 2020

When Will a Criminal Lawyer Report His Client?

law.com

November 15, 2019

A Match Made in Hell: Classical Pianist vs. Techno Lover

Habitat

November 1, 2019

I Swear: The Meaning of an Oath

October 7, 2019

When a Prosecutor Lies (To Save Lives)

Law.com

August 29, 2019

New York State Expands Harassment Laws

August 26, 2019

The Hard Truth About a Condo Board's Right of First Refusal

Habitat

July 11, 2019

When Fortune Shines Its Light

New York Law Journal

July 2019

Who Gets to Go Up on the Roof?

Habitat

May 2019

When is a Board Meeting not a Board Meeting?

Habitat

March 2019

Do Boards Have to Reveal Their Plans?

Habitat

February 2019

The Many Moving Parts of a Foreclosure

Habitat

January 8, 2019

Book Review – The Constitution: Unplugged

New York Law Journal

December 2018

Wrestling Over What's 'Reasonable'

Habitat

October 26, 2018

Book Review: A Peek Behind the Shroud of Mystery

New York Law Journal

October 2018

Roof Use . . . Or Abuse?

Habitat

September 2018

Unhappy Shareholders Cannot Sue Willy Nilly

Habitat

June 11, 2018

Do Talking Head ‘Experts’ Have Special Ethical Responsibilities?

New York Law Journal

May 2018

Neighbor v. Neighbor

Habitat

April 2018

The Son Also Inherits

Habitat

March 2018

Fine Time

Habitat

February 23, 2018

Fighting Injustice: A Former Prosecutor Offers a Closer Look at the System

New York Law Journal

February 2018

House Rules – What Boards Can (and Can’t) Do

Habitat

January 2018

The Roof Rights Reversal

Habitat

December 2017

Altered States

Habitat

November 2017

Condominium Declaration: When Repairing the Common Elements...Require Extra Agreements and Protection

Habitat

June 2017

Death and Liability

Habitat

May 1, 2017

Broken Scales: Reflections on Injustice

ABA Book Publishing

April 6, 2017

The Ethics of ‘Holding Out’ on Your Client

New York Law Journal

February 10, 2017

When Lawyers and Judges Criticize Jury Verdicts

New York Law Journal

September 2016

The Seesaw World of Condo Foreclosures

Habitat

June 2016

Can a Purchaser Lie with Impunity?

Habitat

April 2016

Who's on the Hook for Attorneys' Fees?

Habitat

March 2016

The Board and the 'Over Board'

Habitat

February 2016

Was it the Price? Or Were They Not Nice?

Habitat

January 2016

An Unhealthy Health Club Agreement

Habitat

December 2015

I Heard the News Today, Oh Boy

Habitat

November 2015

How to Deal with Rogue Board Members

Habitat

October 2015

Whose Terrace Is It, Anyway?

Habitat

September 2015

Going, Going – Not So Fast

Habitat

July/August 2015

When the Co-op Interferes in a Sale

Habitat

June 2015

Election Season

Habitat

May 2015

Do Your Rules Really Exist?

Habitat

April 2015

The Long and the Short of It

Habitat

March 2015

The Battle for the Extra Rooms

Habitat

February 2015

The Dog in the Night-time

Habitat

January 2015

When a Board Must be 'Reasonable'

Habitat

December 2014

Has the Board Actually Acted?

Habitat

October 2014

Co-op Non-Payments: What Proof Do You Need?

Habitat

September 2014

Has the Board Actually Acted?

Habitat

July/August 2014

A Judgment Grows in Brooklyn

Habitat

June 2014

Objectionable Conduct – Again

Habitat

EVENTS

September 19, 2024

AT Academy: Co-op and Condo Law Series: How to Address Elder Issues in Your Building

Online Event

June 5, 2024

CNYC's Roundtable Series for NYC's Co-op and Condo Board Members

June 22, 2023

AT Academy: Co-Op and Condo Series: Board Practices and Policies

Online Event

April 13, 2023

AT Academy: Co-Op and Condo Series - Cybersecurity and Confidentiality

Online Event

September 22, 2022

AT Academy: Co-Op and Condo Series - Access License Agreements

Online Event

March 23, 2022

AT Academy: Co-op and Condo Virtual Law Series – Annual Meetings

Online Event

February 10, 2022

AT Academy: Co-op and Condo Virtual Law Series – New Co-op/Condo Laws and Trends

Online Event

December 20, 2021

AT Academy: Co-op and Condo Virtual Law Series - Revising the House Rules: How to Make Your Building More Livable

Online Event

November 8, 2021

AT Academy: Co-op and Condo Virtual Law Series - Apartment Alterations, Combinations and Expansions

Online Event

September 20, 2021

AT Academy: Co-op and Condo Virtual Law Series - How to Handle Accommodation Requests: Dogs, Ramps and More

Online Event

March 30, 2021

AT Academy: Co-op and Condo Law Series - Annual Meetings

Online Event

June 9, 2020

Live Webinar - Factors to Consider as Co-ops and Condos Create COVID-19 Policies - Session #2

Online Event

June 8, 2020

Live Webinar - Factors to Consider as Co-ops and Condos Create COVID-19 Policies - Session #1

Online Event

February 6, 2020

AT Academy: How to Run an Annual Meeting

Armstrong Teasdale

January 30, 2020

New Rent Regulations

New York State Bar Association 2020 Annual Meeting - Real Property Law Section

December 19, 2019

AT Academy: Avoiding Liability: Best Practices for Board Members

Armstrong Teasdale

November 26, 2019

AT Academy: Co-op and Condo Law Series: Modernizing Organizational Documents-Cooperatives

Armstrong Teasdale

November 14, 2019

Ownership of Cooperative Apartments and Condominiums by Trust: An Overview of Popular Trusts and Obtaining Transfer Approval from Cooperative Boards

New York City Bar Association

October 30, 2019

Hot Topics Affecting Cooperatives & Condominiums: Cases and Marketplace Developments in the Last Six Months

October 29, 2019

AT Academy: Co-op and Condo Law Series: Board Meetings and Decisions

Armstrong Teasdale

March 25, 2019

Improving The Cooperative Proprietary Lease

New York City Bar Association

November 27, 2018

Ownership of Cooperative Apartments and Condominiums by Trusts

New York City Bar Association

January 26, 2017

Committee on Cooperatives and Condominiums: Alteration Agreements

New York State Bar Association 2017 Annual Meeting

February 1, 2016

Cooperatives and Condominiums

New York State Judicial Institute

Frequently from 2003–present

Hot Topics Affecting Cooperatives and Condominiums

New York City Bar Association