



## DALE J. DEGENSHEIN

### PARTNER

New York, NY

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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**

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*