



DALE J. DEGENSHEIN

PARTNER

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A partner in Armstrong Teasdale's Financial and Real Estate Services practice group, 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, 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-present
- Member, Women's Bar Association, 2000-2008
 - Member, Committee on the Judiciary, 2006-2007

CHARITABLE AND CIVIC INVOLVEMENT

- Board Member, New York Harbor Foundation, 2013-2014

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

ACCOLADES

- New York Super Lawyers, 2013-present

THOUGHT LEADERSHIP

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 1, 2019

Who Gets to Go Up on the Roof?

Habitat

May 1, 2019

When is a Board Meeting not a Board Meeting?

Habitat

March 1, 2019

Do Boards Have to Reveal Their Plans?

Habitat

February 1, 2019

The Many Moving Parts of a Foreclosure

Habitat

January 8, 2019

Book Review – The Constitution: Unplugged

New York Law Journal

December 1, 2018

Wrestling Over What's 'Reasonable'

Habitat

October 26, 2018

Book Review: A Peek Behind the Shroud of Mystery

New York Law Journal

October 1, 2018

Roof Use . . . Or Abuse?

Habitat

September 1, 2018

Unhappy Shareholders Cannot Sue Willy Nilly

Habitat

June 11, 2018

Do Talking Head 'Experts' Have Special Ethical Responsibilities?

New York Law Journal

May 1, 2018

Neighbor v. Neighbor

Habitat

April 1, 2018

The Son Also Inherits

Habitat

March 1, 2018

Fine Time

Habitat

February 23, 2018

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

New York Law Journal

February 1, 2018

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

Habitat

January 1, 2018

The Roof Rights Reversal

Habitat

December 1, 2017

Altered States

Habitat

November 1, 2017

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

Habitat

June 1, 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 1, 2016

The Seesaw World of Condo Foreclosures

Habitat

June 1, 2016

Can a Purchaser Lie with Impunity?

Habitat

April 1, 2016

Who's on the Hook for Attorneys' Fees?

Habitat

March 1, 2016

The Board and the 'Over Board'

Habitat

February 1, 2016

Was it the Price? Or Were They Not Nice?

Habitat

January 1, 2016

An Unhealthy Health Club Agreement

Habitat

December 1, 2015

I Heard the News Today, Oh Boy

Habitat

November 1, 2015

How to Deal with Rogue Board Members

Habitat

October 1, 2015

Whose Terrace Is It, Anyway?

Habitat

September 1, 2015

Going, Going – Not So Fast

Habitat

July 1, 2015

When the Co-op Interferes in a Sale

Habitat

June 1, 2015

Election Season

Habitat

May 1, 2015

Do Your Rules Really Exist?

Habitat

April 1, 2015

The Long and the Short of It

Habitat

March 1, 2015

The Battle for the Extra Rooms

Habitat

February 1, 2015

The Dog in the Night-time

Habitat

January 1, 2015

When a Board Must be 'Reasonable'

Habitat

December 1, 2014

Has the Board Actually Acted?

Habitat

October 1, 2014

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

Habitat

September 1, 2014

Has the Board Actually Acted?

Habitat

July 1, 2014

A Judgment Grows in Brooklyn

Habitat

June 1, 2014

Objectionable Conduct – Again

Habitat