



HOWARD SCHECHTER

PARTNER

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Howard Schechter serves as co-leader of the firm's Cooperative and Condominium Law practice area. He concentrates his practice on real estate law. He has more than 40 years of experience representing cooperatives, condominiums and other owners of residential and commercial property. He counsels clients on contentious issues including apartment expansions; construction defects; alterations, admissions and leasing policies; unauthorized occupants; corporate and condominium elections; revisions to by-laws and proprietary leases; relations with sponsors and holders of unsold units and shares; and ownership of apartments by trusts and other entities. Howard also represents borrowers and lenders in construction and permanent, underlying mortgage financing transactions in both development and long-term ownership settings.

Howard's housing clients span all segments of the housing market. He has worked with all city, state and federal housing agencies in the subsidized and supervised housing sector and advises clients on compliance with government financing, supervision and rent regulation issues. Howard established many of the mechanisms necessary for the "reconstitution" of income and price-restricted, government-subsidized housing into unrestricted, private cooperatives, unlocking enormous value for the shareholders while keeping the monthly carrying charges affordable and spurring major investment in upgrading the physical condition of these properties.

Howard is a frequent author and lecturer for various legal and other industry organizations. He co-authored the Code of Ethics adopted by the New York Association of Realty Managers and taught the mandatory ethics course for that organization's manager competency certification course at the New York University School of Continuing Education Real Estate Professionals Program for several years. He was also part of a group retained by the New York State Energy Research and Development Authority (NYSERDA) to study and report on barriers to electrical submetering in New York State and to make recommendations for changes in public policy based on its conclusions. The report this group prepared, as well as a follow-up project to assist it in implementing the recommendations made, were published by NYSERDA.

BACKGROUND

Prior to joining the firm, Howard was a partner at a mid-Atlantic law firm, where he served as co-chair of the Cooperative and Condominium Law practice.

EDUCATION

SERVICES AND INDUSTRIES

Real Estate

Real Estate, Development,
Construction

Cooperative and
Condominium Law

ADMISSIONS

New York

U.S. Court of Appeals, Second
Circuit

U.S. Court of Appeals, Third
Circuit

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

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

- New York University School of Law (J.D.)
- New York University (B.A., *cum laude*)
 - Phi Beta Kappa

PROFESSIONAL ACTIVITIES

- New York State Bar Association Real Property Law Section (Cooperative and Condominium Committee)
- New York City Bar Association

CHARITABLE AND CIVIC INVOLVEMENT

- Roslyn Hilltop Educational Foundation, Inc. (Founder and former president)

ACCOLADES

- New York Metro *Super Lawyers*® (2018)
- *Martindale-Hubbell*®, AV Preeminent Rating

EXPERIENCE

Successful Negotiation of Construction Defect Settlements

Successfully negotiated numerous construction defects settlements with condominium sponsors.

Developed Documentation for Individual Unit Expansion

Developed documentation for the expansion of individual units through the sale, leasing and licensing of hallway, yard, roof and other public spaces.

Multimillion-Dollar Mortgage Financings for Housing Cooperatives, Property Owners

Advised borrowers on financing structure and terms, and closed hundreds of millions of dollars of underlying and construction mortgage financings for housing cooperatives and other property owners.

Developed Compliance Protocols for Government-Enforced Real Estate Regulations

Developed protocols for compliance with lead-based paint, conflicts disclosure, anti-discrimination, fireplace, sprinkler and other government regulations.

THOUGHT LEADERSHIP

August 29, 2019

New York State Expands Harassment Laws

August 1, 2019

New Local Laws: A Green New Deal for New York City

January 1, 1999

Code of Ethics

