



## 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*®, Real Estate (2018-present)
- *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**

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**

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**

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**

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**

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 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 2, 2020

### **New York Real Estate Tax Update**

August 29, 2019

### **New York State Expands Harassment Laws**

August 1, 2019

### **Climate Mobilization Act: A Green New Deal for New York City**

1999

### **Code of Ethics**

New York Association of Realty Managers

## **EVENTS**

January 25, 2023

### **AT Academy: Co-Op and Condo Series - The Application and Approval Process**

*Online Event*

November 2, 2022

**AT Academy: Co-Op and Condo Series - Refinancing the Building's Loan**

*Online Event*

April 26, 2022

**AT Academy: Co-op and Condo Virtual Law Series – Insurance Issues in Co-ops and Condos**

*Online Event*

February 10, 2022

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

*Online Event*

November 8, 2021

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

*Online Event*

July 28, 2021

**AT Academy: Co-op and Condo Virtual Law Series -Pandemic Procedures That Might Be Continued After the Pandemic**

*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*

February 6, 2020

**AT Academy: How to Run an Annual Meeting**

*Armstrong Teasdale*

December 19, 2019

**AT Academy: Avoiding Liability: Best Practices for Board Members**

*Armstrong Teasdale*

October 29, 2019

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

*Armstrong Teasdale*

November 13, 2016

**How to Improve Your Co-op By-Laws**

*36th Annual Housing Conference of the Council of New York Cooperatives & Condominiums*

June 2, 2016

**Current Governance Issues in Cooperatives and Condominiums**

*New York City Bar Association CLE*