



Dale J. Degenshein

Partner

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Dale is a seasoned real estate attorney who has represented clients in cooperative and condominium matters, both as a litigator and transactional attorney, for more than 30 years.

She has advised hundreds of cooperatives and condominiums as well as developers, on a full range of issues, including:

- Board governance
- Construction and contract issues
- Alterations
- License agreements
- Modernizing governing documents
- Quality of life issues
- Fiduciary obligations of board members

Services

- Real Estate
- Construction
- Cooperative & Condominium Law

Before Fox Rothschild

Dale joined us from an international law firm where she was a partner and managing attorney of the New York office. Before that, she was special counsel at a New York law firm.

Bar Admissions

- New York

Court Admissions

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

Education

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

Memberships

- New York City Bar Association
 - Judiciary Committee (2023-present)
 - Cooperative and Condominium Law Committee (1998-2004; 2005-2009; 2010-present)
 - Chair, (2001–2004) Secretary, (1998-2001; 2010-present)
- Real Property Section, New York State Bar Association (2000-2020)
 - Committee on Cooperatives and Condominiums
 - Co-Chair (2015-2020)
- Women's Bar Association (2000-2008)
 - Committee on the Judiciary (2006-2007)

Honors & Awards

- Selected to the "New York Metro - Real Estate" *Super Lawyers* list, (2013-present)

Publications

February 9, 2026

NYC Department of Buildings Now Requires Stakeholder Attestation for Unit Owner and Shareholder Alteration Filings

February 6, 2026

New York City Cooperatives Face New Timelines for Reviewing Purchase Applications

January 6, 2025

The New York City Fair Chance for Housing Act: What You Need to Know

December 13, 2024

FinCEN Offers Guidance on Impact of Nationwide CTA Injunction

November 22, 2024

Memo to Co-op and Condo Boards: Two Important Laws Take Effect on Jan. 1, 2025

September 20, 2024

What Co-op and Condo Boards Need to Know About the Corporate Transparency Act

March 8, 2022

Annual Meetings in the COVID Era and Beyond

New York Law Journal

September 23, 2021

Overview of Fiduciary Obligations of Board Members

New York Law Journal

May 12, 2021

Boards and Necessary Repairs

New York Law Journal

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

March 24, 2020

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

Habitat Magazine

March 19, 2020

Renovations During the Corona Crisis

The Cooperator

March 19, 2020

Disease & Disclosure

The Cooperator

March 19, 2020

COVID-19 vs. Building and Unit Access

The Cooperator

March 19, 2020

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

The Cooperator

February 21, 2020

Condo Boards Not Required to Vet Sublets

Habitat Magazine

November 15, 2019

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

Habitat Magazine

November 1, 2019

I Swear: the Meaning of an Oath

August 26, 2019

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

Habitat Magazine

July 11, 2019

When Fortune Shines Its Light

New York Law Journal

July 1, 2019

Who Gets to Go Up on the Roof?

Habitat Magazine

January 8, 2019

Book Review—The Constitution: Unplugged

New York Law Journal