



Howard Schechter

Partner

hschechter@foxrothschild.com



New York, NY

Tel: 212.878.1423

Fax: 212.692.0940

Howard has more than 40 years of experience representing cooperatives, condominiums and owners of residential and commercial property.

With a focus on finding solutions that meet their practical and legal goals, Howard counsels his clients on a variety of issues, including:

- Alterations, admissions and leasing policies
- Apartment expansions
- Unauthorized occupants
- Corporate and condominium elections
- Revisions to by-laws and proprietary leases
- Relations with sponsors and holders of unsold units and shares
- Construction defects
- Ownership of apartments by trusts and other entities
- Rules of enforcement
- Collection of unpaid charges

Howard also represents borrowers and lenders in construction as well as in permanent, underlying mortgage financing transactions and condominium loans. He advises clients on compliance related to government financing, supervision and rent regulation.

Howard established many of the legal mechanisms necessary for the “reconstitution” of income and price-restricted, government-subsidized housing into unrestricted, private cooperatives. These processes unlock enormous value for shareholders, keep monthly carrying charges affordable and spur major investment in physical upgrades.

Services

- Real Estate
- Real Estate & Housing Finance
- Construction
- Cooperative & Condominium Law

Representative Work

- Successfully negotiated numerous construction defects settlements with condominium sponsors.
- Developed documentation to expand individual units through the sale, leasing and licensing of yard, hallway, roof and other public spaces.
- Advised borrowers on terms and financing structure, and closed hundreds of millions of dollars in mortgage financings for housing cooperatives and other property owners.
- Developed protocols to promote compliance with lead-based paint, anti-discrimination, fireplace, conflicts disclosure, sprinkler and other government regulations.

Before Fox Rothschild

Howard joined us from a global law firm where he was co-leader of the firm's cooperative and condominium law practice. Before that, he was a partner and co-chair of the cooperative and condominium law practice at a mid-Atlantic law firm following a 29-year run operating a boutique firm focused on cooperative and condominium law.

Beyond Fox Rothschild

Co-author of the New York Association of Realty Managers' Code of Ethics, Howard also taught the mandatory ethics course for the organization's manager competency certification course.

Howard was 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. The group recommended public policy changes based on its conclusions.

He founded and is the former president of the Roslyn Hilltop Educational Foundation, Inc., a nonprofit formed to support the Roslyn Public Schools.

Bar Admissions

- New York

Court Admissions

- 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

Education

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

Memberships

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

Honors & Awards

- Selected to the "Best Lawyers in America" list for Real Estate Law in New York, NY by *Best Lawyers* (2026)
- Selected to the "New York Metro - Real Estate" list by *Super Lawyers* (2018-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