

A professional headshot of Christine Li, a woman with short dark hair, wearing a white turtleneck and a maroon blazer. The photo is set against a light blue and white background and is partially overlaid by a large green circle on the right side of the image.

**Christine  
Li**

Partner  
Practice Leader | Condominium & Planned Real Estate Development

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📍 Iselin

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- Structuring and documenting condominium and planned real estate developments, including project registration with the New Jersey Department of Community Affairs on behalf of developers and sponsors
- Compliance with the New Jersey Planned Real Estate Development Full Disclosure Act
- Representation of community associations

Chris concentrates her real estate practice on condominiums, planned real estate developments, and community associations. She is a primary resource for assisting residential and commercial developers with compliance matters related to New Jersey's Planned Real Estate Development Full Disclosure Act (PREDFDA).

Chris handles all aspects of project registration with the New Jersey Department of Community Affairs (DCA) on behalf of residential and commercial developers and sponsors. Her work includes the preparation of public offering statements, master deeds, declarations and other documents governing the association. She advises on regulatory issues arising within the jurisdiction of the DCA, including public disclosure compliance, conversion and eviction laws, builder registration, new home warranty problems, consumer protection, community association regulations, and building or housing code violations.

She also performs the registration of developments situated outside of New Jersey with the Bureau of Subdivided Land Sales Control of the New Jersey Real Estate Commission so that homes in other states may be offered and sold within New Jersey.

Her experience encompasses residential condominiums, and subdivided lot communities administered by associations, where she structures the interests of high-rises, single-family detached units, townhomes, stacked flats and duplexes. She provides guidance related to the conversion of rental properties to the condominium form of ownership and the removal of tenants within the context of a conversion. Compliance with lending guidelines, age-restrictions and affordability controls restricting occupancy to low-and moderate-income households are part of her residential development practice.

Her work also includes all aspects of mixed-use developments, including those accommodating commercial, retail, office, and business uses, as well as industrial condominiums. She has significant experience in structuring and documenting large scale commercial, industrial and mixed-use developments to satisfy the specific requirements of institutional lenders.

Chris counsels successor developers and sponsors, owners, lenders, and associations on regulatory issues in existing and distressed communities, including negotiating to resolve financial and operational issues between the developer and the association. She undertakes the reformation of existing governing documents to resolve problems which were unanticipated when documents were originally drafted or are warranted due to the passage of time.

Chris has expertise in phasing developments to afford the sponsor maximum flexibility in planning and timing construction, and in incorporating improvements into a development. This includes compliance with requirements imposed by the Federal National Mortgage Association and Federal Housing Administration. She assists in recognizing and reconciling differences in expenses and ownership interests within a single development and in anticipating economic and operational differences using master and sub-associations.

In addition to her condominium and planned real estate practice, Chris is experienced in the acquisition and sale, mortgage financing and leasing of commercial and residential real estate. She provides litigation support in cases involving construction defects and transition from sponsor to unit owner control of associations. Her community association representation also includes general counseling, collections, and alternative dispute resolution.

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## Areas of Focus

### Practice Areas

- Condominium & Planned Real Estate Development
- Real Estate
- Community Association

### Industries

- Real Estate
- Community Associations

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## Credentials

## Bar Admissions

- New Jersey, 1982
- U.S. District Court, District of New Jersey, 1982

## Education

- University of Pennsylvania Law School, J.D., 1980
- Rutgers University, B.A., 1977

## Experience

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### Representative Matters

- Represented a major real estate investment firm in structuring a \$322 million mixed-use data center, residential, and commercial development project, drafting reciprocal easement and condominium governance documents to support multi-owner conveyances and future buildout.
- Represented a leading U.S. homebuilder and its development partners on complex multi-builder and mixed-use communities, including Sea Bright, Freehold, Chatham, and Berkeley Heights, preparing governing documents, negotiating cross-declarations and easements, securing Department of Community Affairs registrations, and advising on association transitions.
- Representing a major developer in the redevelopment of a former U.S. Army installation at Fort Monmouth, structuring a phased mixed-use condominium project to maximize flexibility for future purchasers and commercial users.
- Represented a national real estate developer in registering luxury condominium towers at the Four Seasons Deer Valley East Village in Utah with New Jersey regulators, enabling interstate marketing and sales to New Jersey residents.
- Representing the owner and condominium association of a distressed residential development in governance transition, regulatory compliance, and reactivation of stalled unit sales under the Planned Real Estate Development Full Disclosure Act.
- Acted as local counsel in connection with the \$121.5 million construction financing of a major mixed-use condominium project in Jersey City, including amendments to regulatory registrations.
- Represented a residential developer in restructuring an age-restricted and affordable housing condominium in Mountainside, enabling conversion from failed sales to a mixed ownership and rental model through litigation, regulatory approvals, and complex re-documentation.

## Affiliations

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## Memberships

- New Jersey State Bar Association: Real Property, Trust and Estate Law Section, Board of Consultants (former Chair, 2010 – 2011); Amicus Committee (former member)
- Community Associations Institute - New Jersey Chapter (CAI-NJ): National Legislative Action Committee - NJ (past Chair); Board of Directors (former member and past Vice President); Uniform Common Interest Ownership Act Task Force (former member); Education Committee (former member); Editorial Committee (former member)
- Asian Pacific American Lawyers Association of New Jersey

### Committees

- New Jersey Supreme Court Ad Hoc Committee on the Skills and Methods Course (former member)

### Other Activities

- Former instructor of the New Jersey Real Estate Law and Practice component of the Skills and Methods Course administered by the New Jersey Institute for Continuing Legal Education (1988 – 2008)

## Insights & More

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### Announcements

Chambers USA 2026 Recognizes Greenbaum, Rowe, Smith & Davis Across 10 Practice Areas and 18 Individuals  
6.04.26

2026 Edition of Best Lawyers Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers  
Recognized on "Ones to Watch" List  
8.21.25

2025 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 18  
Attorneys as Leading Individuals  
6.04.25

Thirty-Five Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2025 Edition of New  
Jersey Super Lawyers  
3.19.25

Greenbaum Attorneys Co-Author 2025 Edition of "New Jersey Condominium and Community Association Law"  
Treatise  
10.22.24

2025 Edition of Best Lawyers Recognizes 56 Attorneys in 39 Practice Areas: Ten Greenbaum Lawyers  
Recognized on "Ones to Watch" List; Three Selected for "Lawyer of the Year" Recognition  
8.14.24

2024 Chambers USA Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 20  
Attorneys as Leading Individuals

6.05.24

Thirty-Four Attorneys from Greenbaum, Rowe, Smith & Davis Selected for Inclusion in 2024 Edition of New Jersey Super Lawyers

3.25.24

Greenbaum Attorneys Co-Author 2024 Edition of "New Jersey Condominium and Community Association Law" Treatise

11.28.23

2024 Edition of Best Lawyers Recognizes 59 Attorneys in 38 Practice Areas: Twelve Greenbaum Lawyers Recognized on "Ones to Watch" List; Five Selected for "Lawyer of the Year" Recognition

8.16.23

2023 Edition of Best Lawyers Recognizes 51 Attorneys in 36 Practice Areas: Nine Greenbaum Lawyers Recognized on "Ones to Watch" List; Seven Selected for "Lawyer of the Year" Recognition

8.17.22

### **Seminars & Events**

Mastering Community Associations 2026

4.23.26

Community Association Conference 2025

11.12.25

Mastering Community Associations

4.08.25

Community Association Conference 2024

11.12.24

2023 Community Association Law Summit

11.14.23

Mastering Condominiums and Planned Real Estate Developments

3.14.23

2022 Community Association Law Summit

11.08.22

2021 Community Association Law Summit

11.16.21

Fundamentals of Community Association Law

6.08.21

Ladies of LAC

3.09.21

Legislative Action Committee Virtual Roundtable Discussion

1.12.21

2020 Community Association Law Summit

11.16.20

Community Associations and the Coronavirus (COVID-19) - What You Need to Know

4.14.20

Mastering Community Association Law Issues

2.12.20