

## Condominium Litigation

The unique structure of condominium ownership in New Jersey often gives rise to complex disputes that call for specialized experience. From a developer's responsibilities to an association's governance and a unit owner's rights, the interplay of various interests can lead to significant litigation. Greenbaum's real estate litigation work is fully integrated with our expertise in condominium law and our representation of common interest communities, property managers, developers and sponsors of those communities. Our in-depth understanding of the New Jersey Condominium Act and the Planned Real Estate Development Full Disclosure Act facilitates our ability to navigate the nuanced legal framework governing condominiums, ensuring our clients' interests are protected when disputes arise.

The firm's services in this area are comprehensive. They encompass construction defect and developer transition matters, insurance coverage and risk management issues, land use and zoning disputes, conflicts concerning the interpretation, application and enforcement of governing documents, financial matters including the collection of unpaid assessments, allegations of mismanagement or breach of fiduciary duty by board members or property managers, disputes related to board elections or meeting procedures, and the resolution of conflicts over maintenance, repair, and the use of shared spaces within the community.

We handle actions in defense of discrimination claims, including those brought under the Fair Housing Act (FHA), Americans with Disabilities Act (ADA) and New Jersey's Law Against Discrimination (NJLAD). In addition, we have considerable experience related to the unique legal and operational disputes that arise in mixed-use developments combining residential, retail, and/or office condominium units.

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