Index

ABUSE RELIEF ACT
Generally, **§ 5:8**

ADMINISTRATIVE CONTROLS
Statutory and Administrative Controls (this index)

ADMINISTRATIVE FILING
Generally, **§ 4:1-4:13**
Amendments of offering documents, **§ 4:10**
Condominium offering plans, **§ 4:7**
Cooperative offering plans, **§ 4:8**
Documentary requirements, **§ 4:6, 4:12**
Market testing, **§ 4:3-4:5**
Martin Act, over view of procedures under, **§ 4:1, 4:2**
Notice to tenants, **§ 4:9**
Offering plans, **§ 4:13**
Sponsor's testing of the market, **§ 4:4**
Tenant initiatives, **§ 4:5**
Time period of offering, **§ 4:11**

AGREEMENTS
Contracts and Agreements (this index)

AIDING AND ABETTING
Breach of fiduciary duty, **§ 12:8**

AMENDMENT OR MODIFICATION
Administrative filing, amendments of offering documents, **§ 4:10**
Digital copies of offering plans and amendments, **App. § 16**

ANTITRUST LAWS
Generally, **§ 5:9**

APPORTIONMENTS
Purchase or subscription agreements, **§ 7:10**

ARTICLES OF INCORPORATION
Cooperatives, **§ 3:10**

ASSIGNMENTS
Purchase or subscription agreements, **§ 7:20**

ATTORNEY GENERAL
Financing, regulatory controls on, **§ 9:2**
Sponsor's obligations, Attorney General's powers, **§ 5:1**

BANKRUPTCY
Statutory and administrative controls, **§ 2:10B**

BANKS AND BANKING
Institutional financing, banking laws and legislation governing, **§ 2:7**

BIFURCATED ENTITIES
Combination condominium and cooperative structure, **§ 1:10**

BOARDS AND BOARD MEETINGS
Management (this Index)
Unit owners' rights, **§ 3:17, 3:18**

BONDS
Default by unit owner, remedies, **§ 11:2**

BY-LAWS OR HOUSE RULES
Cooperatives, **§ 3:11, 3:14**
Management, **§ 3:5**

CLOSING AND POST-CLOSING PROCEDURES
Generally, **§ 8:1-8:6**
Closing dates, purchase or subscription agreements, **§ 7:19**
Condominium unit closings, **§ 8:6**
Cooperative development closings, **§ 8:2-8:5**

CLOSING AND POST-CLOSING PROCEDURES—Cont'd
Cooperative unit closings, **§ 8:4**
Corporate requirements, pre-closing, **§ 8:5, 8:6**
Title to building, closing of, **§ 8:3**

COMMERCIAL AND OFFICE DEVELOPMENTS
Generally, **§ 1:9**

COMMON CHARGES
Default by unit owner, **§ 11:15**

CONSENT AND APPROVAL
Financing of cooperatives, lender's consent, **§ 9:10**

CONSTRUCTION CONTRACTS AND WORKS
Purchase or subscription agreements, status of construction, **§ 7:14**
State and local construction codes, **§ 2:5**

CONTINGENCIES
Purchase or subscription agreements, **§ 7:11**

CONTRACTS AND AGREEMENTS
Generally, **§ 7:1-7:29**
Construction Contracts and Works (this index)
Co-owner controls on alienation and use, **§ 7:5**
Evaluation of offering plan, **§ 7:1-7:5**
Financial considerations, **§ 7:2**
Initial sale of unit, **§ 7:6-7:21**
Management agreements, **§ 3:7**
Ownership interests, contract transactions, **§ 1:6**
Purchase or Subscription Agreements (this index)
Resale of Units (this index)
Rescission, **§ 7:30**
Sales contract, generally, **§ 7:6 et seq.**
Sponsor obligations, **§ 7:3**
Sponsors, **§ 7:4, 7:5**

CONVERSION
Tenants' rights, **§ 6:1-6:3**

CONVEYANCES
Deeds and Conveyances (this index)

COOPERATIVE POLICY STATEMENTS
CPS-7, homeowners associations with cooperative interest, **App. § 13**
CPS-9, exemption from submission of copy of plan and amendments, **App. § 15**
CPS-10, digital copies of plans and amendments, **App. § 16**
CPS-11, testing the market, **App. § 17**
CPS-12, exemption from regulatory filings where realty situated outside of state, **App. § 18**

CO-OWNERSHIP
Joint Tenants and Co-Ownership (this index)

CORPORATIONS
Exclusive right to purchase, corporate tenants, **§ 6:10**
Ownership, documentation, **§ 3:9**
Pre-closing requirements, **§ 8:5, 8:6**
Shares and Shareholders (this index)

COSTS AND FEES
Default
maintenance fees, **§ 11:12, 11:13**
unpaid common charges, **§ 11:15**
Sublet fees, **§ 10:7**

CRIMINAL LIABILITY
Tort and Criminal Liability (this index)

DATE
Time or Date (this index)

DEATH
Exclusive right to purchase, deceased tenants, **§ 6:8**

DEEDS AND CONVEYANCES
Individual units, deeds to, **§ 3:6**
Ownership interests, conveyancing and other transfer transactions, **§ 1:7**
Statutory controls, **§ 2:8**

DEFAULT
Generally, **§ 11:1-11:14**
Cooperative corporations, remedies unique to, **§ 11:5-11:13**
Cure by unit lender, **§ 11:5, 11:11**
Fair Debt Collection Practices Act, **§ 11:4B**
Judicial proceedings, sale without, **§ 11:10**
Late charges and fees, **§ 11:4A**
Liens
shares and proprietary lease, lien on, **§ 11:6**
unpaid maintenance, priority of lien for, **§ 11:7**
Maintenance fees, **§ 11:12, 11:13**
Proprietary leases, **§ 11:6, 11:8**
Purchase or subscription agreements, remedies on default, **§ 7:18**
Redemption rights, **§ 11:11**
Remedies against unit owners, **§ 11:2-11:4**
Rents collected from subtenants, **§ 11:3**
Security deposit or bond, **§ 11:2**
Sponsors
non-maintenance obligations and assignee's duties, **§ 11:13**
substitute sponsor, cooperative or condominium association as, **§ 11:14**
Summary proceedings, **§ 11:9**
Termination of proprietary lease, rights as to, **§ 11:8**
Unit owner's default, **§ 11:1 et seq.**
Unpaid common charges, **§ 11:15**
Voting rights, remedies against unit owners, **§ 11:4**

DIGITAL COPIES
Offering plans and amendments, **App. § 16**

DISABLED PERSONS
Tenants' rights granted to, **§ 6:16**

DISCHARGE AND RELEASE
Wrap mortgages, **§ 9:9**

DISCLOSURE
Non-purchasing tenants, disclosure requirements of, **§ 6:14**
Sponsor's obligation of full disclosure, **§ 5:1-5:3**

DISCRIMINATION
Sponsor's obligations, discriminatory inducements, **§ 5:12**
Transfer and occupancy restrictions, discriminatory actions, **§ 10:4**

DOCUMENTS
Records and Reports (this index)

DOWN PAYMENTS
Purchase or subscription agreements, **§ 7:8**

ELECTIONS
Board members, election and removal of, **§ 3:18**
Voting Rights (this index)

EVICTION
Tenants' rights, **§ 6:2, 6:17, 6:18**

EXEMPTIONS AND EXCLUSIONS
Martin Act, exemptions under, **§ 2:16**

FEE CONDOMINIUMS
Generally, **§ 3:1**

FEES
Costs and Fees (this index)

FIDUCIARIES
Management (this Index)

FILING
Administrative Filing (this index)

FINANCING
Generally, **§ 9:1-9:11**
Attorney General's regulatory controls, **§ 9:2**
Condominiums, generally, **§ 9:4-9:6**
Cooperatives, **§ 9:7-9:10**
Discharge of wrap mortgage, **§ 9:9**
Financeability of cooperatives, **§ 9:7**
Lending authority, **§ 9:1**
Loan documentation, **§ 9:5, 9:8**
Mortgageability of condominiums, **§ 9:4**
Non-judicial sale by lender, **§ 9:11**
Offering plan, financial considerations, **§ 7:2**
Ownership interests, financing transactions, **§ 1:8**
Purchase or subscription agreements, unit financing, **§ 7:12**
Reduction of maintenance and lender's consent, **§ 9:10**
Secondary markets, **§ 9:3**
Unit mortgage and unpaid common charges, **§ 9:6**

FLOOR PLANS
Condominiums, **§ 3:4**

FRAUD AND DECEIT
Sponsor's obligations, proscriptions against fraud, **§ 5:4-5:6**

HANDICAPPED PERSONS
Tenants' rights granted to, **§ 6:16**

HARASSMENT
Tenants, harassment of, **§ 5:11**

INSPECTIONS
Offering plan, tenants' right to inspect and comment on, **§ 6:12**

INTERSTATE LAND SALES ACT
Generally, **§ 2:9**

JOINT TENANTS AND CO-OWNERSHIP
Alienation and use, co-owner controls on, **§ 7:5**
Exclusive right to purchase, **§ 6:8**

JURISDICTION
Martin Act, jurisdictional reach of, **§ 2:11-2:16**

KNOWLEDGE
Notice and Knowledge (this index)

LEASEHOLD CONDOMINIUMS
Generally, **§ 3:1, 3:8**

LEASES
Interim leases, **§ 6:20**
Proprietary Leases (this index)
Transfer and occupancy restrictions, **§ 10:6, 10:7**

LEGAL STRUCTURES AND RELATIONSHIPS
Generally, **§ 1:1-1:10**

LIENS AND ENCUMBRANCES
Default (this index)

LIMITATIONS AND RESTRICTIONS
Transfer and Occupancy Restrictions (this index)

MAINTENANCE
Default, **§ 11:12, 11:13**
Financing, reduction of maintenance and lender's consent, **§ 9:10**

MANAGEMENT
Generally, **§ 3:1-3:20**
Aiding and abetting breach of fiduciary duty, **§ 12:8**
Articles of incorporation of cooperative, **§ 3:10**
Board management, generally, **§ 12:1-12:8**
Board meetings, unit owners, **§ 3:17**
Breach of fiduciary duty, **§ 12:2, 12:8**
By-laws or house rules, **§ 3:5, 3:11, 3:14**
Condominiums, generally, **§ 3:1-3:8**
Cooperatives, generally, **§ 3:9-3:14**
Corporate documentation for cooperatives, **§ 3:9**
Declaration, condominiums, **§ 3:3**

MANAGEMENT—Cont'd
Election and removal of board members, **§ 3:18**
Fee versus leasehold condominiums, **§ 3:1**
Fiduciary obligations, generally, **§ 12:1**
Housing instruments, **§ 3:12**
Inalienable unit owner powers, **§ 3:19**
Individual liability of board members, **§ 12:6**
Individual units, deeds to, **§ 3:6**
Judicial review, generally, **§ 12:4**
Majority shareholder-unit owner, fiduciary duty of, **§ 5:10**
Management agreements, **§ 3:7**
Proprietary lease, **§ 3:13**
Recognition of the business judgment rule, **§ 12:3**
Records and reports
access to books and records by unit owners, **§ 3:16**
corporate documentation for cooperatives, **§ 3:9**
Self-dealing contracts, **§ 12:4A**
Unit owners' powers
generally, **§ 3:15-3:20**
access to books and records, **§ 3:16**
board meetings, **§ 3:17**
decisions, business judgment rule and fiduciary obligation of unit owners, **§ 12:7**
election and removal of board members, **§ 3:18**
inalienable powers, **§ 3:19**
right of action against board, **§ 12:5**
voting rights, **§ 3:15**
Voting rights of unit owners, **§ 3:15**

MARKET TESTING
Administrative filing for, **§ 4:3-4:5**

MARTIN ACT
Generally, **§ 2:11-2:16**
Administrative filing, **§ 4:1, 4:2**
Sponsor's obligations, **§ 5:4**

MODIFICATION OR AMENDMENT
Administrative filing, amendments of offering documents, **§ 4:10**

MORTGAGES
Condominiums, **§ 9:4, 9:6**

NO-BUY PLEDGES
Generally, **§ 6:21**

NOTICE AND KNOWLEDGE
Administrative filing, notice to tenants, **§ 4:9**
Tenants' rights, offering plan, **§ 6:11**

OCCUPANCY RESTRICTIONS
Transfer and Occupancy Restrictions (this index)

OFFERING PLANS
Administrative filing, **§ 4:7, 4:8, 4:10, 4:11**
Digital copies of offering plans and amendments, **App. § 16**
Evaluation of, **§ 7:1-7:5**
Martin Act, jurisdictional reach of, **§ 2:12, 2:13**
Tenant's rights, **§ 6:11, 6:12**

OFFICE AND COMMERCIAL DEVELOPMENTS
Generally, **§ 1:9**

OFFICERS AND DIRECTORS
Tort and criminal liability, **§ 13:2**

OWNERSHIP
Title and Ownership (this index)

PERFORMANCE OF CONTRACT
Resale of units, time for performance, **§ 7:28**

PERSONAL PROPERTY
Ownership interests, **§ 1:4**

PROFESSIONAL APARTMENTS
Exclusive right to purchase, corporate tenants, **§ 6:10**

PROPRIETARY LEASES
Generally, **§ 3:13**
Default, **§ 11:6, 11:8**

PURCHASE OR SUBSCRIPTION AGREEMENTS
Generally, **§ 7:6-7:21**
Apportionments, **§ 7:10**
Assignment rights, **§ 7:20**
Closing date, **§ 7:19**
Condominium legal prerequisites, **§ 7:15**
Construction, status of, **§ 7:14**
Contingencies, **§ 7:11**
Default, remedies on, **§ 7:18**
Down payments, **§ 7:8**
Offering plan, right to receive and review, **§ 7:7**
Project sales, **§ 7:13**
Representations and warranties, **§ 7:16**
Rescission rights, **§ 7:21**
Risk of loss, **§ 7:17**
Status of unit, **§ 7:9**
Unit financing, **§ 7:12**

REAL PROPERTY
Ownership interests, **§ 1:4**

RECORDS AND REPORTS
Administrative Filing (this index)
Loan documentation, condominiums, **§ 9:5**
Management (this index)

REDEMPTION
Default, redemption rights, **§ 11:11**

RELEASE AND DISCHARGE
Wrap mortgages, **§ 9:9**

REMOVAL OF BOARD MEMBERS
Generally, **§ 3:18**

RENT
Default, rents collected from subtenants, **§ 11:3**
Non-purchasing tenants, rent increases and services, **§ 6:19**

REPRESENTATIONS AND WARRANTIES
New home sales, implied warranty in, **§ 5:14**
Purchase or subscription agreements, **§ 7:16**
Resale of units, **§ 7:25**

RESALE OF UNITS
Generally, **§ 7:22-7:29**
Breach of sales contract, remedies for, **§ 7:29**
Contractual contingencies, **§ 7:26**
Enforceable contracts, **§ 7:23**
Parties and subject matters, **§ 7:24**
Performance, time and legal standard, **§ 7:28**
Representations and warranties, **§ 7:25**
Risk of loss, **§ 7:27**
Sales contract, generally, **§ 7:22-7:29**
Statutory and administrative controls, **§ 2:15**

RESCISSION
Purchase or subscription agreements, **§ 7:21**

RICO
Sponsor's obligations, civil RICO, **§ 5:6**

RISK OF LOSS
Purchase or subscription agreements, **§ 7:17**
Resale of units, **§ 7:27**

SALES AND TRANSFERS
Default, sale without judicial proceedings, **§ 11:10**
Financing, non-judicial sale by lender, **§ 9:11**
New home sales, implied warranty in, **§ 5:14**
Ownership interests, conveyancing and other transfer transactions, **§ 1:7**
Project sales, **§ 7:13**
Public offering or sale, **§ 2:12**

SALES AND TRANSFERS—Cont'd
Resales of units, **§ 2:15**
Tenants' exclusive right to purchase, **§ 6:4-6:10**
Transfer and Occupancy Restrictions (this index)

SECONDARY MARKETS
Financing, **§ 9:3**

SECURITIES
Generally, **§ 2:2, 2:3**
Investment entities in real estate as securities, **§ 2:14**

SECURITY
Default by unit owner, remedies, **§ 11:2**

SELF-DEALING
Generally, **§ 5:7-5:9**
Fiduciary obligations and judicial oversight of board management, **§ 12:4A**

SENIOR CITIZENS
Newly constructed or vacant senior residential communities, **App. § 7**
Tenants' rights granted to, **§ 6:16**

SHARES AND SHAREHOLDERS
Default, lien on shares, **§ 11:6**
Fiduciary duty of majority shareholder-unit owner, **§ 5:10**
Sponsor's obligations, unsold shares, **§ 5:15**

SPONSOR'S OBLIGATIONS
Generally, **§ 5:1-5:14**
Abuse Relief Act, **§ 5:8**
Antitrust laws, **§ 5:9**
Case law applying full disclosure standard, **§ 5:2**
Civil RICO, **§ 5:6**
Common law fraud, **§ 5:5**
Consumer Protection Statute, **§ 5:5A**
Default (this index)
Discriminatory inducements, **§ 5:12**

SPONSOR'S OBLIGATIONS —Cont'd
Fiduciary duty of majority shareholder-unit owner, **§ 5:10**
Fraud, **§ 5:4-5:6**
Full disclosure, **§ 5:1-5:3**
Harassment of tenants, **§ 5:11**
Implied warranty in new home sales, **§ 5:14**
Martin Act prohibitions, **§ 5:4**
Private right of action, **§ 5:3**
Self-dealing, **§ 5:7-5:9**
Statutory standard and Attorney General's powers, **§ 5:1**
Unsold shares, **§ 5:15**
Warehousing, **§ 5:13**

STATUTES
Abuse Relief Act, **§ 5:8**
Martin Act (this index)
Non-purchasing tenants, statutory protections for, **§ 6:13-6:19**
Sponsor's obligations, **§ 5:1**
Statutory and Administrative Controls (this index)

STATUTORY AND ADMINISTRATIVE CONTROLS
Generally, **§ 2:1-2:16**
Banking laws and legislation governing institutional financing, **§ 2:7**
Bankruptcy Code, **§ 2:10B**
Construction codes, **§ 2:5**
Conveyances, **§ 2:8**
Criminal liability, **§ 2:10A**
Exemptions under Martin Act, **§ 2:16**
Federal securities laws, **§ 2:3**
Interstate Land Sales Act, **§ 2:9**
Investment entities in real estate constituting securities, **§ 2:132:14**
Local legislation, **§ 2:10**
Martin Act, generally, **§ 2:11 et seq.**
Offering in or from state of New York, **§ 2:13**
Public offering or sale, **§ 2:12**

STATUTORY AND ADMINISTRATIVE CONTROLS—Cont'd
Resales of units, **§ 2:15**
State corporate and condominium laws, **§ 2:4**
State securities laws, **§ 2:2**
Tenant protection laws, **§ 2:6**

SUBSCRIPTION AGREEMENTS
Purchase or Subscription Agreements (this index)

SUBSTITUTE SPONSORS
Default, **§ 11:14**

SUMMARY PROCEEDINGS
Generally, **§ 11:9**

TENANTS' RIGHTS
Generally, **§ 6:1-6:21**
Conversion, effectiveness of, **§ 6:1-6:3**
Corporate tenants and professional apartments, exclusive right to purchase, **§ 6:10**
Co-tenants and co-occupants, exclusive right to purchase, **§ 6:8**
Deceased tenant, estate's right to purchase, **§ 6:8**
Disabled persons, right granted to, **§ 6:16**
Disclosure requirements of non-purchasing tenants, **§ 6:14**
Eviction plans, **§ 6:3, 6:17**
Exclusive right to purchase, **§ 6:4-6:10**
Harassment, **§ 5:11**
Inspection of offering plan, **§ 6:12**
Interim leases, **§ 6:20**
Market testing, tenant initiatives, **§ 4:5**
No-buy pledges, **§ 6:21**
Non-eviction plans, **§ 6:2, 6:18**
Non-purchasing tenants, statutory protections for, **§ 6:13-6:19**
Notice and delivery rules, **§ 6:11**

TENANTS' RIGHTS—Cont'd
Offering plan, contents of, **§ 6:11, 6:12**
Protection laws, **§ 2:6**
Red herring stage of offering plan, **§ 6:11**
Rent increases and services, **§ 6:19**
Senior citizens, right granted to, **§ 6:16**
Special categories of tenants, **§ 6:15**
Subtenants, exclusive right to purchase, **§ 6:7**
Time period of exclusive right and renewal, **§ 6:5**

TIME OR DATE
Administrative filing, time period of offering, **§ 4:11**
Purchase or subscription agreements, closing dates, **§ 7:19**
Resale of units, time for performance of sales contract, **§ 7:28**
Tenants' rights, time period of exclusive right and renewal, **§ 6:5**

TIME SHARES
Ownership interests, **§ 1:3**

TITLE AND OWNERSHIP
Classification of ownership interests, **§ 1:4-1:8**
Closing and Post-Closing Procedures (this index)
Condominiums, **§ 1:1**
Contract transactions, **§ 1:6**
Conveyancing and other transfer transactions, **§ 1:7**
Cooperative apartments, **§ 1:2**
Entity of ownership, cooperatives, **§ 3:9**
Financing transactions, **§ 1:8**
Ownership interests, generally, **§ 1:1-1:3**
Real or personal property, **§ 1:4**
Time shares, **§ 1:3**
Transactional impact of classifications, **§ 1:5**

TITLE AND OWNERSHIP—Cont'd
Unit Owners (this index)

TORT AND CRIMINAL LIABILITY
Officers and directors, **§ 13:2**
Unit owners, **§ 13:1**

TRANSFER AND OCCUPANCY RESTRICTIONS
Generally, **§ 10:1-10:8**
Discriminatory actions, **§ 10:4**
Governing law, **§ 10:1**
Leasing restrictions, **§ 10:6, 10:7**
Operation of law, transfers by, **§ 10:3**
Resale restrictions, generally, **§ 10:2-10:5**
Sublet fees, **§ 10:7**
Use and occupancy restrictions, **§ 10:8**
Validity of restrictions, **§ 10:2, 10:6, 10:8**

TRANSFERS
Sales and Transfers (this index)
Transfer and Occupancy Restrictions (this index)

UNIT OWNERS
Default (this index)
Majority shareholder-unit owner, fiduciary duty of, **§ 5:10**
Management (this index)

VOTING RIGHTS
Default, **§ 11:4**
Unit owners, **§ 3:15**

WAREHOUSING
Sponsor's obligations, **§ 5:13**

WARRANTIES
Representations and Warranties (this index)

WRAP MORTGAGES
Discharge of, **§ 9:9**