



## GARY A KRIMSTOCK

PARTNER

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### BIOGRAPHY

Gary A. Krimstock concentrates his legal practice on real estate, business transactions, and litigation with a focus on community association law, tax assessment appeals, zoning, business disputes, and administrative regulatory issues.

With decades of experience, Gary represents real estate owners, developers, tenants, business and organization clients in transactions and disputes before various administrative agencies, and state and federal courts throughout Pennsylvania and New Jersey.

### CLIENT EXPERIENCE

Commercial and Residential Real Estate Owners

Developers and Tenants

Condominium and Homeowner Associations

Entrepreneurs

Non-profit Organizations

### COMMUNITY & PROFESSIONAL

#### MEMBERSHIPS

- Community Associations Institute, Keystone Chapter - Past President, Past Chair Philadelphia Council
- Greater Philadelphia Condominium Managers Association – Past General Legal Counsel

### HONORS

- Fellow of the CAI National College of Community Association Lawyers
- Pennsylvania Super Lawyers
- Martindale Hubbell "AV Preeminent" Top Rated Lawyer

### EDUCATION

J.D., Villanova University School of Law

B.S., Drexel University, Accounting

### ADMISSIONS

Pennsylvania

New Jersey

#### U.S. District Courts:

Eastern District of Pennsylvania

District of New Jersey

#### U.S. Courts of Appeals:

Third Circuit

#### Federal Courts:

U.S. Tax Court

- Lambda Alpha International Real Estate Honor Society
- Urban Land Institute
- Philadelphia Bar Association

#### COMMUNITY/CIVIC INVOLVEMENT

- Bala Cynwyd Neighborhood Coalition – Chair
- Congregations of Shaare Shamayim - Past President, Legal Counsel, Board Member
- 191 Presidential Condominium Association – President, Board Member
- Ocean Club Condominium Association - Past President
- Village at Huntingdon Valley Condominium Association - Past President

#### REPRESENTATIVE MATTERS

- Represented the buyer in an off-market purchase of a \$5 million penthouse condominium unit in Philadelphia, PA, successfully navigating the condominium association rules and approval process, and the negotiation of a complex letter of intent and agreement.
- Provided pro-bono services to a synagogue in the \$5 million sale of its large building and property in Philadelphia, PA, to another religious organization, and successfully negotiated a long-term lease for the synagogue's new location
- Successfully guided a large condominium association through a declaration amendment process requiring a super-majority approval vote of unit owners to restrict rentals to 15% of units.
- Assisted several large urban high-rise condominium associations in adopting a total smoking ban for the entire building, including inside units and on balconies.
- Assisted several large condominium associations in adopting corrective an amendment to the declaration to restrict rentals in conformity with mortgage underwriting guidelines.
- Successfully represented a large urban condominium association in litigation with HUD regarding the adoption of an approved reasonable accommodation policy for assistance animals pursuant to the federal Fair Housing Amendments Act.
- Assisted several large condominium associations in adopting reasonable accommodation policies for assistance animals pursuant to the federal Fair Housing Amendments Act.
- Represented an urban luxury high-rise condominium association to enforce a decades-old pre-construction zoning agreement prohibiting commercial leasing of a floor retained by the developer, ultimately forcing the conversion of the floor to the desired residential use.
- Represented a condominium association in litigation and successful negotiation with a developer affiliate that owned commercial space and garages in a building shared with a condominium, resulting in a fair but complex cross-easement and cost-sharing agreement.
- Successfully represented a condominium association and obtained a landmark decision whereby condominium unit owners cannot withhold or escrow payment of assessed charges for any reason,

including dissatisfaction with the condominium association's performance of common element maintenance.

- Achieved real estate tax reductions for 3300 individual condominium owners in tax assessment appeals to a local government board.
- Successfully represented a condominium association in a case in which the court held that the recorded condominium documents govern all major decisions made by the association. The owner of a high-rise condominium unit claimed she paid higher condominium fees than her neighbor who had the same unit on a higher floor. The court held in favor of the condominium association.
- Represented a condominium association in an action to remove an owner who was disruptive to the building. Worked with local law enforcement, association management, and social services to enable the owner to get appropriate housing and care.
- Successfully guided a large urban condominium association through a \$23 million capital improvement project, including repair and replacement of both common and limited common elements. Representation included the owner approval process, objectors' litigation, vendor contracting, special assessments and collection, and project construction.
- Negotiated with an urban municipality to allow an amnesty period and agreement to simplify document filings to bring condominium properties (as not-for-profit entities) into compliance with complex licensing requirements.
- Negotiated a successful settlement of an urban high-rise condominium's transition construction defect lawsuit against the developer and general contractor, resulting in a seven-figure value to the condominium association and exhaustion of all developer's assets.
- Successfully submitted and obtained FHA Condominium Project Approvals for many communities under revised and evolving underwriting guidelines and requirements.

## **PRACTICE FOCUS**

Real Estate  
Business  
Regulatory  
Litigation

## **NEWS**

Royer Cooper Cohen Braunfeld Recognized Among 2025 Best Law Firms® for Excellence Across Multiple Practice Areas  
Accolades, November 7, 2024

Best Lawyers in America Recognizes Six Practices in New York and Pennsylvania in its "Best Law Firms" Report for 2024

Firm News, *Best Lawyers®*, November 2, 2023

Royer Cooper Cohen Braunfeld Proudly Welcomes Distinguished New Partners

Firm News, *RCCB*, October 2, 2023