

## New York State Attorney General Letitia James

Dear New Yorkers,

Owners of co-op apartments are both shareholders in and tenants of the same corporation. That corporation is governed by a board of directors, elected by its shareholders. It is a unique and sometimes complicated relationship, one that can become difficult when problems arise between neighbors, or between shareholders and board members.



When trying to resolve issues, it's important to understand the role the Board of Directors plays and from where they obtain their authority. This brochure helps shareholders know more about how to handle conflicts and concerns. You can find more information about the laws governing co-ops and condominiums at our website: [www.ag.ny.gov/bureau/real-estate-finance-bureau](http://www.ag.ny.gov/bureau/real-estate-finance-bureau).

Remember, members of co-op boards are other shareholders who are usually serving without pay. They generally want to resolve problems and keep peace in the co-op, and will work to resolve problems.

The Office of the Attorney General works to protect the legal and civil rights of New Yorkers in many capacities. Please contact us if we can be of assistance.

Sincerely,

Letitia James



Office of the NYS Attorney General  
Real Estate Finance Bureau  
28 Liberty Street  
New York, NY 10005  
212-416-8122  
[www.ag.ny.gov/bureau/real-estate-finance-bureau](http://www.ag.ny.gov/bureau/real-estate-finance-bureau)

## RESOURCES

Office of the New York State Attorney General  
Real Estate Finance Bureau  
28 Liberty Street  
New York, NY 10005  
212-416-8122  
[www.ag.ny.gov/bureau/real-estate-finance-bureau](http://www.ag.ny.gov/bureau/real-estate-finance-bureau)

National Association  
of Housing Cooperatives  
1120 20th Street, NW  
Suite 750  
Washington, DC 20036-3441  
202-737-0797  
<https://coophousing.org>  
[info@nahc.coop](mailto:info@nahc.coop)

Council of NY Cooperatives &  
Condominiums  
250 West 57th Street  
Suite 730  
New York, NY 10107  
212-496-7400  
<https://www.cnyc.com>  
[info@cnyc.coop](mailto:info@cnyc.coop)

Federation of New York  
Housing Cooperatives &  
Condominiums  
61-20 Grand Central Parkway  
Forest Hills, NY 11375  
718-760-7540  
<http://fnyhcoop.org>  
[info@fnyhcoop.org](mailto:info@fnyhcoop.org)

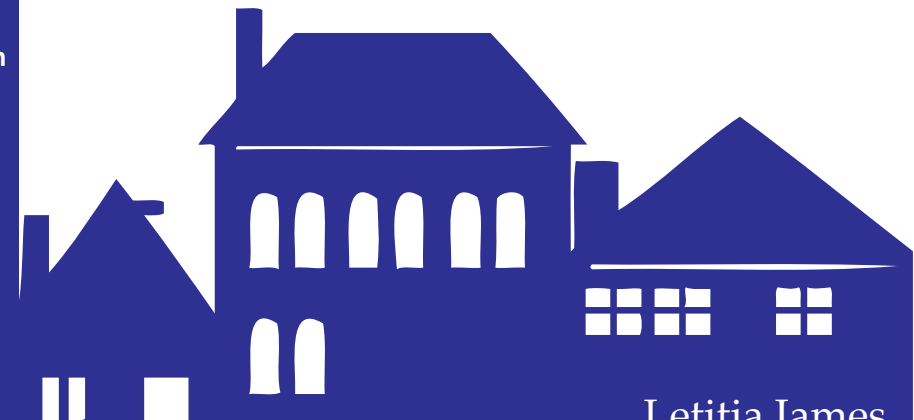
Urban Homesteading  
Assistance Board  
120 Wall Street, 20th Floor  
New York, NY 10005  
212-479-3300  
<http://uhab.org>  
[help@uhab.org](mailto:help@uhab.org)

New York State Bar  
Association  
1 Elk Street  
Albany, NY 12207  
518-463-3200  
<http://www.nysba.org>  
Lawyer Referral Service  
(Direct Attorney Referrals):  
800-342-3661  
[lrs@nysba.org](mailto:lrs@nysba.org)

New York City Bar Association  
42 West 44th Street  
New York, NY 10036  
212-382-6600  
<http://www.nycbar.org>  
Legal Referral Service  
(Direct Attorney Referrals):  
212-626-7373  
[lrs@nycbar.org](mailto:lrs@nycbar.org)

## BOARDS, BYLAWS AND RULES

# Understanding & Dealing With a Co-op Board of Directors



Letitia James  
Attorney General