

Christine F. Li

PARTNER

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The vision of my clients, together with the strength of other professionals, has always formed the core of my condominium and planned real estate development practice. Every development is an opportunity for me to join a team dedicated to its success, and I'm gratified to lend my vigorous advocacy to achieve my clients' goals.

Chris practices in real estate, concentrating in condominium and planned real estate development law. Her experience includes 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 is experienced in the conversion of rental properties to the condominium form of ownership and the statutes and regulations governing the removal of tenants in the context of a conversion. Compliance with lending guidelines, age-restrictions and affordability controls restricting occupancy to low-and moderate-income households is part of her residential development practice. Her work also encompasses all aspects of mixed-use developments, including commercial, retail, office, and business uses, and industrial condominiums.

Chris handles all aspects of project registration with the New Jersey Department of Community Affairs (DCA) on behalf of developers and sponsors and 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

Departments

Real Estate

Practice Groups

Community Association

Condominium & Planned Real Estate Development

Education

University of Pennsylvania
Law School, J.D., 1980

Rutgers University, B.A., 1977

Bar Admissions

New Jersey, 1982

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

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.

Chris frequently counsels successor developers and sponsors, owners, lenders, and associations on regulatory issues in existing and distressed communities. Negotiations with the association to resolve financial and operational issues between the developer and the association are common. 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.

She is experienced 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 FNMA and FHA. She is experienced in recognizing and reconciling differences in expenses and ownership interests within a single development and in anticipating economic and operational differences by the use of 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. Chris' community association representation also includes general counseling, collections, and alternative dispute resolution.

Results may vary depending on your particular facts and legal circumstances.

HONORS & AWARDS

- American College of Real Estate Lawyers (ACREL) Fellow
- College of Community Association Lawyers Fellow
- Recipient of the 2015 Hall of Fame Award from the New Jersey Chapter of the Community Association Institute, in recognition of her "outstanding dedicated service" to the chapter
- Recipient of the 2013 Arthur S. Horn Distinguished Service Award from the New Jersey State Bar Association Real Property, Trust and Estate Law Section, in recognition of significant contributions to the development of Real Property Law in New Jersey
- Listed in *Chambers USA* (a publication of Chambers and Partners) in the Real Estate practice area (2006 – present)
- Listed in *The Best Lawyers in America*® (a trademark of Woodward/White, Inc.) in the Real Estate Law and Community Association Law practice areas (2011 – present)
- Selected by *Best Lawyers*® (a trademark of Woodward/White, Inc.) as 2019 Woodbridge "Lawyer of the Year" in Real Estate Law

- Listed in *New Jersey Super Lawyers* (a Thomson Reuters business) in the Real Estate: Business practice area (2008 – present); listed by *Super Lawyers* as one of New Jersey's Top 50 Women Lawyers (2008, 2011 – 2014, 2016 – 2021)
- Listed in Lexology Index Thought Leaders: USA (published by Law Business Research Ltd.) in the area of Real Estate
- Martindale-Hubbell® Peer Review Rated AV® Preeminent (a trademark of Internet Brands, Inc.)
- Recognized by the *New Jersey Law Journal* (a publication of ALM Media Properties, LLC) in a 2003 annual report on leaders among women and minority lawyers in New Jersey
- Recipient of a New Jersey Institute for Continuing Legal Education Distinguished Service Award (2000)

Please visit our Award Methodology page for a description of the standard or methodology on which these accolades are based. Attorney Advertising: No aspect of this advertisement has been approved by the Supreme Court of New Jersey.

REPRESENTATIVE MATTERS

Results may vary depending on your particular facts and legal circumstances.

- Ongoing representation of numerous top-tier national and regional developers in planned real estate development projects. This work includes structuring of the development, preparation of governing documents, and project registration and regulatory compliance with the New Jersey Department of Community Affairs

UNIQUELY NJ

- New Jersey State Bar Association; Real Property, Trust and Estate Law Section, Board of Consultors (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
- New Jersey Supreme Court Ad Hoc Committee on the Skills and Methods Course (former member)
- 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)

PRESENTATIONS & SPEAKING ENGAGEMENTS

Moderator, Community Association Conference 2025

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 12, 2025

Moderator, Mastering Community Associations

Sponsor: *New Jersey Institute for Continuing Legal Education*, April 9, 2025

Moderator and Program Coordinator, Community Association Conference 2024

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 13, 2024

Moderator, 2023 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 15, 2023

Coordinator and Moderator, Mastering Condominiums and Planned Real Estate Developments

Sponsor: *New Jersey Institute for Continuing Legal Education*, March 15, 2023

Program Coordinator/Moderator/Lecturer, 2022 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 9, 2022

Organizer and Moderator, 2021 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 17, 2021

Organizer and Moderator, Fundamentals of Community Association Law

Sponsor: *NJ Institute for Continuing Legal Education, in cooperation with NJSBA Real Property Trust and Estate Law Section and NJ Chapter of Community Associations Institute*, June 9, 2021

Speaker, Ladies of LAC

Sponsor: *Community Associations Institute New Jersey Chapter*, March 10, 2021

Speaker, Legislative Action Committee Virtual Roundtable Discussion

Sponsor: *Community Associations Institute New Jersey Chapter*, January 13, 2021

Organizer and Moderator, 2020 Community Association Law Summit

Sponsor: *New Jersey Institute of Continuing Legal Education*, November 17, 2020

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

Sponsor: *New Jersey Institute for Continuing Legal Education*, April 15, 2020

Organizer and Moderator, Mastering Community Association Law Issues

Sponsor: *New Jersey Institute for Continuing Legal Education*, February 13, 2020

Organizer and Moderator, 2019 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 14, 2019

Moderator, What Would You Do? – Legal Issues Impacting Community Associations

Sponsor: *Community Associations Institute New Jersey Chapter*, September 17, 2019

Lecturer and Moderator, Fundamentals of Community Association Law

Sponsor: *New Jersey State Bar Association Real Property, Trust & Estate Law Section and the Community Associations Institute, New Jersey Chapter*, June 13, 2019

Moderator and Program Coordinator, 2018 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 14, 2018

Moderator, What Would You Do? – Legal Issues Impacting Community Associations

Sponsor: *Community Associations Institute New Jersey Chapter*, September 20, 2018

Organizer and Moderator, Legal Issues Impacting Community Associations

Sponsor: *New Jersey State Bar Association*, May 16, 2018

Lecturer, 2018 Community Association Legislative Update

Sponsor: *Community Associations Institute New Jersey Chapter*, April 3, 2018

Moderator and Program Coordinator, 2017 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 15, 2017

Moderator, What Would You Do? – Legal Issues Impacting Community Associations

Sponsor: *Community Associations Institute New Jersey Chapter (CAI-NJ)*, September 26, 2017

Organizer and Moderator, Fundamentals of Community Association Law

Sponsor: *NJICLE, in cooperation with the NJSBA RPTE Law Section and CAI-NJ*, June 22, 2017

Moderator/Panelist, New Jersey State Bar Association Annual Meeting and Convention

Sponsor: *New Jersey State Bar Association*, May 17-19, 2017

Speaker, Condominium Law

Sponsor: *New Jersey State Bar Foundation*, March 22, 2017

Moderator, 2016 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education*, November 16, 2016

Speaker, Legislative Update Session

Sponsor: *Community Associations Institute New Jersey Chapter Annual Conference & Expo*, October 26, 2016

Presenter, Manager's Training Day

Sponsor: *Taylor Management*, April 22, 2016

Panelist, Community Associations: What Are They and What Are the Risks

Sponsor: *Atlantic Builders Convention*, March 31, 2016

Organizer and Moderator, 2015 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education, in cooperation with the New Jersey State Bar Association Real Property, Trust & Estate Law Section and the Community Associations Institute – New Jersey Chapter*, November 18, 2015

Panelist, Condominium Craziness

Sponsor: *New Jersey Builders Association*, July 29, 2015

Moderator and Speaker, Fundamentals of Community Association Law

Sponsor: *NJSBA Real Property Trust and Estate Law Section and NJ Chapter of Community Associations Institute*, June 3, 2015

Organizer and Moderator, 2014 Community Association Law Summit

Sponsor: *New Jersey Institute For Continuing Legal Education (NJICLE)*, November 12, 2014

Speaker, Business Partner Best Practices Roundtable

Sponsor: *Community Associations Institute New - Jersey Chapter*, June 19, 2014

Panelist, Condominium and Community Association Law

New Jersey State Bar Foundation

Sponsor: *New Jersey State Bar Foundation*, April 24, 2014

Organizer and Moderator, 2013 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education (NJICLE)*, November 6, 2013

Moderator, Community Associations: From Development to Transition and Beyond

Sponsor: *New Jersey Institute for Continuing Legal Education, in cooperation with the NJSBA Real Property, Trust & Estate Law Section and CAI-NJ*, June 25, 2013

Presenter, Planned Real Estate and Community Association Law - Issues and Updates

Sponsor: *New Jersey State Bar Association Annual Meeting*, May 2013

Panelist, Condominium and Community Association Law

Sponsor: *New Jersey State Bar Foundation*, April 24, 2013

Organizer and Moderator, 2012 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education*, December 6, 2012

Moderator/Presenter, Fundamentals of Community Association Law

Sponsor: *New Jersey Institute for Continuing Legal Education*, June 19, 2012

Panelist, Condominium and Community Association Law

Sponsor: *New Jersey State Bar Foundation, March 29, 2012*

Organizer and Moderator, 2011 Community Association Law Summit

Sponsor: *New Jersey Institute for Continuing Legal Education, 2011*

Presenter, 2011 Annual Real Estate Conference, "Update on Condominium Issues and Transfers"

Sponsor: *New Jersey Institute for Continuing Legal Education, 2011*

Christine F. Li - Presentations & Speaking Engagements prior to 2011

PUBLICATIONS & ALERTS

Co-Author, New Jersey Condominium and Community Association Law

(Smith, Estis & Li, Gann Law Books: 2025)

Chapter Author, Common Interest Ownership of Commercial Real Estate

Commercial Real Estate Transactions in New Jersey, New Jersey Institute for Continuing Legal Education, 4th Edition, 2019

Author, Legislative Update

Community Trends, December 2017

Author, Legislative Update

Community Trends, November 2017

Author, Legislative Update

Community Trends, September 2017

Author, Legislative Update

Community Trends, August 2017

Author, Legislative Update

Community Trends, June 2017

Author, Legal Update

Community Trends, April 2017

Contributor, 2017 Real Estate Update: Trending Issues & Topics of Interest

Greenbaum, Rowe, Smith & Davis LLP Client Alert, March 2017

Author, Legislative Update

Community Trends, February 2017

Author, Legislative Update
Community Trends, January 2017

Author, Legislative Update
Community Trends, December 2016

Author, Legislative Update
Community Trends, November 2016

Author, Legislative Update
Community Trends, October 2016

Author, Legislative Update
Community Trends, September 2016

Author, Legislative Update
Community Trends, August 2016

Author, Legislative Update
Community Trends, July 2016

Author, Legislative Update
Community Trends, June 2016

Author, Legislative Update
Community Trends, May 2016

Author, Legislative Update
Community Trends, April 2016

Contributor, 2016 Real Estate Update: Trending Issues & Topics of Interest
Greenbaum, Rowe, Smith & Davis LLP Client Alert, March 2016

Author, Legislative Update
Community Trends, February 2016

Author, Legislative Update
Community Trends, January 2016

Author, Legislative Update
Community Trends, December 2015

Author, Legislative Update
Community Trends, October 2015

Author, Legislative Update
Community Trends, September 2015

Author, Legislative Update
Community Trends, August 2015

Author, Legislative Update
Community Trends, June 2015

Author, Legislative Update
Community Trends, May 2015

Author, Legislative Update
Community Trends, March 2015

Contributor, 2015 Real Estate Update: Trending Issues & Topics of Interest
Greenbaum, Rowe, Smith & Davis LLP Client Alert, March 2015

Author, Legislative Update
Community Trends, February 2015

Author, Real Estate Closing Procedures, Practical Skills Series
(*New Jersey Institute for Continuing Legal Education*; 1997 – 2014)

Chapter Author, Common Interest Ownership in Commercial Real Estate
Commercial Real Estate Transactions in New Jersey (*New Jersey Institute for Continuing Legal Education*; 2003, 2006, 2009), 2009

Author, Weathering the Current Real Estate Market: Developers In Existing Residential Communities
Dimensions, newsletter of the New Jersey Builders Association, June 2008

Author, Towns Within Towns: Age-Restricted Communities
Special Supplement to New Jersey Lawyer, 2007

Author, Homeowners Associations: The Regulation of Common Interest Communities
New Jersey Lawyer Magazine, October 2006

Author, Making Tenants Part of Your Community
Community Property Advisor, 2006

NEWS

2026 Edition of *Best Lawyers* Recognizes 54 Attorneys in 41 Practice Areas: Eight Greenbaum Lawyers Recognized on “Ones to Watch” List
August 21, 2025

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

June 5, 2025

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

March 20, 2025

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

October 23, 2024

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

August 15, 2024

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

June 6, 2024

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

March 26, 2024

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

November 29, 2023

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

August 17, 2023

2023 *Chambers USA* Guide Ranks Greenbaum, Rowe, Smith & Davis in Key Practice Areas and Recognizes 22 Attorneys as Leading Individuals

June 9, 2023

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

August 18, 2022