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Real Estate Q & A

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Common Repairs, Private Damage

Q My cooperative has identified a damaged lintel above one of the windows as the cause of water infiltration. In order to repair the damage, the co-op needs to shore up a beam inside my apartment, which will cause damage to the wall and ceiling. Who must pay for repairs?

A Alexander Suslensky, a Manhattan co-op and condo lawyer, said that absent a provision in the proprietary lease to the contrary, the co-op corporation would be responsible for repairing any structural damage caused by the work on the lintel. However, he said, under most proprietary leases, the shareholder would be responsible for matching a paint color or wallpaper.

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