

# Stephen Marcus, Esq.

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**MAIN**

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## SERVICES

Arbitration  
Expert Services  
Mediation

## EDUCATION

Colby College  
New England School of Law

## ADMISSIONS

Massachusetts

## PROFESSIONAL AFFILIATIONS

CAI National Federal Legislative Action Committee  
Tri-chair of the CAI National Building Inspection task force  
Massachusetts Bar Association  
Community Associations Institute (National)  
College of Community Association Lawyers – Board of Governors  
Community Associations

## OVERVIEW

Stephen Marcus has over 40 years of experience specializing in condominium law. Stephen is regarded as one of the “original” or “first generation” of condominium lawyers.

Stephen entered the condominium arena, while attending law school (when condominiums were in their infancy in the 1980’s) and began working as a condominium manager at Condominium Management Enterprises while attending law school. Because of his work as a condominium manager while attending law school, he was the only law student that knew he wanted to be a condominium lawyer when he graduated. That experience was unique and opened Stephen’s eyes to the complexities of condominium living and governance, which were all relatively new in Massachusetts. It was his experience as a condominium manager that directed him towards law school, making him the only person known to have attended law school with the intent of becoming a condominium lawyer.

Known for his photographic memory of condominium cases, sharp wit and outside the box problem solving strategies, Stephen is a mentor to all in the condominium industry. He has served as a mentor to and partnered with most of the condominium lawyers and leaders practicing in Massachusetts today.

Stephen has a unique ability to bring parties, including competitors and sworn enemies, together on matters of common concern in the condominium industry. His approach and tenacity has proven successful time and time again, whether it was helping secure priority lien legislation for condominiums in the early 1990’s, securing important federal bankruptcy and telecommunications legislation for condominiums in the early 2000’s, taking on Fannie Mae and Freddie Mac condominium secondary market requirements in the second decade of the 2000’s, being the driving force behind numerous state and national Amicus briefs and most

Institute-New England

National Board of  
Certification of Community  
Associations Managers  
Commissioner

recently spearheading a task force of lawyers and engineers from all over the Country to address the tragic Champlain Towers collapse in Surfside, Florida. Stephen's influence clearly extends well beyond Massachusetts. His experience and exposure to condominium lawyers across the country has always served his condominium clients locally. Stephen is a fellow in the national College of Community Association Lawyers and served as its President in 2015. In 2017, he was honored by the College as only its 5<sup>th</sup> ever recipient of the Don Buck Lifetime Contribution Award. Currently, Stephen serves on the CAI National Federal Legislative Action Committee and was tri-chair of the CAI National Building Inspection task force that was created in 2022 after the collapse of the condominium in Surfside, Florida which took the lives of 98 people.

Stephen currently focuses on representing community associations, developers and lenders in various capacities, including reviewing, drafting and amending condominium documents; negotiating the terms of condominium association loans; and advising boards on rules enforcement, association insurance and other day to day governance issues.

Stephen is a popular local and national lecturer on condominium law and a frequent contributor to various industry publications. Other industry experts frequently seek Stephen's consultation and is often quoted in industry and general interest publications.

With his unwavering dedication to resolving disputes amicably and his comprehensive skill set, Stephen stands as a trusted mediator sought after for his 40 years of knowledge and experience and his ability to navigate even the most challenging conflicts with professionalism and integrity.

## NOTABLE

- 2017 Recipient of the Don Buck Lifetime Contribution Award
- 2015 President of CCAL
- 2022 – 2022 CAI Committee Chair of Amicus Curiae team
- 1983-1986 Member of the CCAL Board of Governors
- 2009 CAI-NE Hall of Fame award
- Boston Magazine Super Lawyer from 2006 – 2020
- Played a key role in drafting the Massachusetts “Priority Lien” legislation
- Recipient of the CAI Outstanding Volunteer Service Award in recognition of his outstanding leadership and demonstration of long-term dedication to CAI and the Community Association Industry
- Instrumental in helping CAI-National win changes in the federal bankruptcy

law

- Played a key role in drafting the Federal Telecommunications Act and softening some of its potentially negative impacts on condominium associations