



SANDRA E. KRUMBEIN

PARTNER

SKrumbein@shutts.com

1-954-847-3855 - [Fort Lauderdale](#)

201 East Las Olas Boulevard, Suite 2200, Fort Lauderdale, FL 33301

Sandra E. Krumbein is a partner in the Fort Lauderdale office, where she is a member of the Real Estate Practice Group.

A Martindale-Hubbell AV® rated attorney recognized as one of the *Best Lawyers in America*® in real estate law since 2013, Sandra regularly represents developers, lenders, bulk purchasers and sellers in all aspects of residential and commercial real estate transactions and development. Sandra is Florida Bar Board Certified in Condominium and Planned Development Law and is a Fellow of the American College of Real Estate Lawyers (ACREL).

Sandra also counsels condominium and homeowner associations in connection with real estate:

- acquisition and development;
- operation, acquisition and disposition of distressed condominium and fee simple assets; and,
- condominium and homeowner association development and operation.

She assists her developer clients with purchase and sales contract compliance and enforcement issues, including claims under the Interstate Land Sales Full Disclosure Act and the Florida Condominium Act. She also serves as regulatory counsel in compliance matters under numerous federal, state and local statutes and ordinances, including Fannie Mae, FHA and VA condominium project underwriting guidelines, the Interstate Land Sales Full Disclosure Act and the Florida Condominium and Homeowners Association Act.

Sandra is a frequent lecturer on condominium development issues and has also served as a mentor for Nova Southeastern University law students through the Broad Fellowship Program. She also serves as an adjunct professor of condominium law at Nova Southeastern University law school.

Practice Areas

Real Estate

Sandra E. Krumbein

Hospitality

Community Associations

Construction

Accolades

- Florida Bar Board Certified in Condominium and Planned Development Law
- Fellow, American College of Real Estate Lawyers (ACREL)
- *Best Lawyers in America*®
 - Real Estate Law, 2013, 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023, 2024, 2025
- *Florida Trend's Legal Elite*, Real Estate, 2013, 2014, 2015, 2017, 2018, 2019, 2021
- *South Florida Legal Guide*
 - Top Lawyer, Real Estate, 2016, 2017, 2018, 2019, 2020, 2021, 2022
 - Top Up & Comer, Real Estate Law, 2014, 2015

Education

- Nova Southeastern University, Shepard Broad Law Center, J.D., *summa cum laude*, 2002
- Columbia University School of Social Work, M.S., 1992
- New York University, B.A., *cum laude*, 1988
 - Phi Beta Kappa

Bar Admissions

Florida

Court Admissions

- U.S. District Court for Southern District of Florida

Professional and Civic

- Adjunct Professor, Condominium Law, Nova Southeastern University Shepard Broad College of Law
- Broward County Bar Association
- The Florida Bar

Sandra E. Krumbein

- Real Property, Probate and Trust Law Section
- Condominium and Planned Development Committee
 - Co-Vice Chair, 2020-2021
- Advanced Condominium and Planned Development Certification Review Committee
 - Chair, 2020
 - Co-Chair, 2017-2019
- Commercial Real Estate Committee
- Builders Association of South Florida

Presentations

- Co-Presenter, "How to Mix Mixed Use Projects," presented by The Florida Bar's CLE Committee and the Real Property, Probate & Trust Law Section (July 18, 2018)
- Co-Presenter, "Representing A Buyer of a Unit in a Vertical Mixed Use Project: Is Your Client Just Buying Air? Part II," presented by The Florida Bar's CLE Committee and the Real Property, Probate & Trust Law Section (February 2, 2017)
- Co-Presenter, "Representing A Buyer of a Unit in a Vertical Mixed Use Project: Is Your Client Just Buying Air? Part I," presented by The Florida Bar's CLE Committee and the Real Property, Probate and Trust Law Section (January 26, 2017)
- Co-Panelist, "Rental and Occupancy Restrictions in Hotel/Resort Condominiums – Developer/Hotel Unit Owner vs. Residential Unit Owner/Association," 41st Institute on Condominium and Cluster Development (October 20, 2016)
- Co-Presenter, "Mixed Use Community – 'Who is Boss?'" The Ins and Outs of Community Association Law 2016, presented by The Florida Bar's CLE Committee and the Real Property, Probate & Trust Law Section (April 8, 2016)
- Co-Panelist, "Mixed Use Structuring and Operational Issues – The Shared Facilities Concept," 39th Institute on Condominium and Cluster Development (October 2014)
- Co-Panelist, "Successor Developer Liabilities for the Bulk Buyer or Lender – Evolving Issues and Practical Solutions," 38th Institute on Condominium and Cluster Development (October 2013)
- Co-Panelist, "Resort and Hotel Condominium Operational Issues," 37th Institute on Condominium and Cluster Development (October 2012)
- Co-Presenter, ALI-ABA's CLE – "Meet Fannie Mae: A Practical Discussion of Fannie Mae's Underwriting Guidelines for Condominium Project Approval Part II" (Telephone Seminar/Audio Webcast Program – May 25, 2010)
- Co-Presenter, ALI-ABA's "Meet Fannie Mae: A Practical Discussion of Fannie Mae's Underwriting Guidelines for Condominium Project Approval" (Telephone Seminar/Audio Webcast Program –

Sandra E. Krumbein

February 26, 2010)

- Co-Panelist, "Meet FNMA: A Practical Discussion of the New Fannie Mae Guidelines as they Impact Florida Condominiums," 34th Institute on Condominium and Cluster Development (October 2009)
- Co-Panelist, "Contract Cancellations: ILSFDA As Sword and Shield: Protecting Consumers or Destroying Developers" 33rd Institute on Condominium and Cluster Development (October 2008)
- Co-Panelist, "Interstate Land Sales Act (ILSA) Roundtable: A Discussion of the Toll Brothers, Meridian Ventures and PUKKA Cases – Where Do We Go From Here?" Current Issues in Community Association Law for Developers: What You Don't Know May Hurt You! (April 11, 2008)
- Co-Panelist, "Issues of the Distressed Condominium – Successor Developer Rights and Liabilities; Lender Concerns and Association Control/Voting Issues," 32nd Institute on Condominium and Cluster Development (November 2007)
- Speaker, The Interstate Land Sales Full Disclosure Act: A Practitioner's Guide to Commonly Used Exemptions, Collier County Bar Association CLE Conference (October 19, 2007)
- Presenter, "Dealing with Purchase and Sale Contracts in a Slow Economy," The Ins and Outs of Florida Condominium Law 2007 (March 15, 2007)
- Co-Panelist, "Conversions Gone Wild: Issues Facing Developers, Lenders and Tenants in Slow or Failed Condo Conversions," 31st Institute on Condominium and Cluster Development (October 2006)
- Co-Panelist, "The Continuing Conversion Craze and Frenzy," The Ins and Outs of Florida Condominium Law 2006 (March 23, 2006)
- Co-Panelist, "Condominium Conversion Update – Issues Facing Converters and Lenders," 30th Institute on Condominium and Cluster Developments (October 2005)

Publications

- Co-author, "Preemptive Rights & Wrongs: First-Refusal and First-Offer Rights," *The Florida Bar Journal*, July/August 2018 edition
- Co-author, "Creating Vertical Subdivisions for Fun and Profit," *The Florida Bar Journal*, March 2018
- Co-author, chapter on "Condominium Conversions" in the Florida Bar treatise, *Florida Condominium and Community Association Law* (2007, 2010, 2016, 2018 editions)
- Credited and mentioned by author Richard Linquanti in his article "Aspects of the Interstate Land Sales Full Disclosure Act, Chapter IV: Basic ILSA Coverage and Section 1701 Definitions," published in the American Bar Association's *Real Property, Trust & Estate Law Journal*, Vol. 44, No. 3 (Fall 2009)
- Lenders "Stepping Into The Shoes" of the Developer: Strategies to Minimize Construction Defect Liability (Client/Firm Publication, April 2009)
- New Fannie Mae Guidelines - Is All Lost For Florida? (Client/Firm Publication, February 2009)