



DOUGLAS F. WASSER / PARTNER

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EDUCATION

- The State University of New York, Buffalo School of Law (J.D., 1980)
- Queens College of the City University of New York (B.A., 1977)

PRACTICE AREAS

- Real Estate
- Cannabis Law
- Fine Art Law

Douglas F. Wasser is a Partner at Ruskin Moscou Faltischek P.C., where he is a member of the firm's Real Estate, Fine Art and Cannabis Law Groups. With over 40 years of extensive real estate and general business law experience, Doug represents parties who are leasing or subleasing office space, including space in Class A buildings, net leasing buildings and vacant land, leasing or subleasing retail space, buying, selling, operating and improving commercial properties, work-outs, buying or selling businesses, purchasing or selling hotels or conducting business as a hotel franchisee, and obtaining or refinancing commercial mortgage debt.

Doug has helped international conglomerates, owners and operators of hotels, office buildings, apartment buildings, former factories, airport hangars, hospitals, academic campuses, warehouses as well as medical and dental practices, law firms, small and medium sized businesses, including cannabis businesses, with their real estate needs.

Doug helps condominium, co-operative apartment buildings and homeowner's associations with any number of issues, including co-op/condo management relations, elections, common area sales and leases, commercial space leasing, underlying building financing, sponsor matters, trust-owned apartments, neighbor access (under NYC Local Law 11), proprietary lease or by-law amendments, vendor contracts, litigation, and annual and special meetings.

Doug has been a quoted source on emerging trends in real estate for more than 35 times in the New York Times Real Estate Section, as well as in various other print and online media.

As Co-Chair of Ruskin's Cannabis Practice Group, Doug's personal law practice exists at the intersection of commercial real estate and cannabis. But Doug is also proud to be part of Ruskin's leadership in cannabis, and to contribute to a whole new and vibrant industry taking hold in New York and elsewhere.

Doug's practice also includes Fine Art Law, having represented the world's largest auction house for many years. Doug represents all parties in the fine art world, including auction houses, investors, collectors, estate and trust fiduciaries, advisors, artists, galleries, and others. Among other things, Doug helps with issues of title and ownership, private sales, warranties, provenance, fraud, undue influence, conversion, theft, cultural heritage and antiquities.

PUBLISHED CASES: Skyview Motel, LLC v. Wald (March 22, 2011) NY Appellate Division/Second Department

PROFESSIONAL PANELS: Legal Issues for Artists and Patrons: Arts Lawyers Address Questions of Vital Interest to Arts Professionals; Salmagundi Art Club, New York, New York, January 21, 2015

Publications

- New York's Pied-à-Terre Tax A Challenge for NYC's Co-op Community Part II - Specific Risks to Co-ops (Alerts, Real Estate)
- New York's Pied-a-Terre Tax A Challenge for NYC's Co-op Community Part I (Alerts, Real Estate)
- A Seismic Shift Occurs for the Cannabis Industry as President Trump Orders An Expedited Rescheduling Review (Alerts, Cannabis)
- New York OCM Launches Online Portal for Cannabis License Renewals December 3, 2025 (Law Alert, Cannabis)
- Ruskin Moscou Faltischek, P.C. Partners Douglas Wasser and Adam Russ Named LIBN Leaders in Law Honorees (Press Release)
- Ruskin Moscou Faltischek Announces New Leadership of Cannabis Law Practice Group (Press Releases)
- Ruskin Moscou Faltischek, P.C. Announces Launch of Fine Art Law Practice Group! (Press Release)
- The Latest Hurdle for New York Cannabis: Injunction Prohibits Review of Provisional Retail Applications (Alerts, Cannabis)
- Ruskin Moscou Faltischek, P.C. Welcomes Attorneys Douglas Wasser & Adam Russ (Press Release)
- A Tenant-Shareholder's Rights to Inspect Board Minutes (Articles, Corporate Governance)
- Six Must-Have Representations and Warranties for Art Buyers (Articles, Fine Art Law)
- 6 Representations and Warranties Art Buyers Must Have (Articles, Fine Art Law)
- Fine Art Bidders Beware (Know the Terms of Sale Before Bidding) (Articles, Fine Art Law)
- New York Law Protects Artists From Art Dealers (Articles, Fine Art Law)

