



Q & A

## What Rules Apply on Bicycle Spaces?

By JAY ROMANO  
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**Q** *I own a Manhattan co-op and have paid for a bicycle space through the end of the year. I have moved, and I have been told by the building's management company that I cannot sublet my bike space and that I cannot get a refund. This doesn't seem right to me.*

**A** Eric D. Sherman, a Manhattan real estate lawyer, said that in some co-ops such spaces are included as part of the apartment in the proprietary lease. In others, apartment owners have the right to rent such space if it is available, and in still others, leasing such a space is governed entirely by a separate agreement.

Mr. Sherman said that in any of these cases, the co-op can prohibit subletting the space and can probably decline to reimburse the shareholder a pro-rata amount for the remainder of the year.

He said that the writer should check the document under which the space was rented to determine what rules apply.

*Address questions to Real Estate Q&A, The New York Times, 229 West 43rd Street, New York, N.Y. 10036, or by e-mail to: realestateqa@nytimes.com. Answers can be given only through the column.*

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