## CONTENTS

Preface Acknowledgments	xxi xxv
PART ONE PROPERTY, POSSESSION, AND TRANSFERABILITY	<u>7</u> 1
CHAPTER 1	
Introduction to Property	3
A. What Can Be Owned?	6
1. Real Property	7
Edwards v. Sims	8
2. Personal Property—Tangible	15
Popov v. Hayashi	16
3. Personal Property—Intangible	23
Bowman v. Monsanto Co.	25
4. Personal Property in Humans	31
The Antelope	31
5. Beyond Private Property	38
B. What Does Ownership Mean?	39
1. The Right to Possession	41
Johnson v. M'Intosh	41
McGirt v. Oklahoma	47
2. The Right to Use	54
Perry v. Saint Francis Hospital & Medical Center, Inc.	54
3. The Right to Transfer	60
National Organ Transplant Act of 1984	61
4. The Right to Exclude	63
State v. Shack	63
5. The Right to Destroy	67
Eyerman v. Mercantile Trust Co.	67
C. Why Property Rights?	73
D. Beyond the Black Letter: The Rise of the Sharing Economy	76

E. Skills Practice	77
1. Common Law Analysis	77
2. Outlining	78
F. Chapter Review	79
1. Practice Question	79
2. Bringing It Home	80
CHAPTER 2	
Gifts, Finders, and Adverse Possession	81
A. Gifts	82
Scherer v. Hyland	85
Heiman v. Parrish	90
Gruen v. Gruen	96
B. Finders	102
Armory v. Delamirie	106
Benjamin v. Lindner Aviation, Inc.	108
C. Adverse Possession	114
Porter v. Posey	118
Chaplin v. Sanders	125 131
O'Keeffe v. Snyder  D. Payand the Plack Letter Cybersquatting	
D. Beyond the Black Letter: Cybersquatting E. Skills Practice: Common Law and Statutory Analysis	139
1. Common Law Analysis — Policy-Based Arguments	141 141
2. Statutory Analysis—Canons of Construction	141
F. Chapter Review	142
1. Practice Questions	144
2. Bringing It Home	145
PART TWO	
SHARED PROPERTY—CONSECUTIVE AND	
CONCURRENT POSSESSION	147
CHAPTER 3	
Estates and Future Interests	140
Estates and ruture interests	149
A. Overview of Estates and Future Interests	150
1. Historical Overview	151
2. Basic Terminology and Themes	153
B. Present Estates	156
1. The Basic Categories of Present Estates	157
White v. Brown	162
2. Defeasible Present Estates	167

Contents xiii

	3. A System for Labeling Estates and Future Interests	172
	Mahrenholz v. County Board of School Trustees	176
C.	. Future Interests	181
	1. The Basic Categories of Future Interests	183
	2. Remainders—A Closer Look	188
	3. Pulling It All Together	193
D.	O. Class Gifts and Class Closing Rules	195
Ε.	. Enhancing Marketability: The Rule Against Perpetuities	199
	1. The Rule Against Perpetuities—The Basics	200
	Bullion Monarch Mining, Inc. v. Barrick Goldstrike Mines,	<i>Inc.</i> 203
	2. The Rule Against Perpetuities—A Closer Look	207
	3. The Rule Against Perpetuities Today	214
	Beyond the Black Letter: Dead Hand Control and Dynast	tic Wealth 215
G.	6. Skills Practice: Drafting Savings Clauses	217
Η.	I. Chapter Review	218
	1. Practice Questions	218
	2. Bringing It Home	219
CH	HAPTER 4	
L	andlord-Tenant Law	221
		221
Α.	. The Lease as Conveyance	222
	Thompson v. Baxter	226
	. The Lease as Contract	231
C.	. The Rights and Duties of the Parties	237
	1. Possession	238
	Ernst v. Conditt	240
	Slavin v. Rent Control Bd. of Brookline	247
	Sommer v. Kridel	252
	2. Maintaining the Premises	258
	Adams v. Woodlands of Nashua	260
Ъ	Teller v. McCoy	263
υ.	7. The Fair Housing Act of 1968	272
	1. The Statutory Framework	272 275
	The Fair Housing Act of 1968 2. Proving Discrimination	279
E	Beyond the Black Letter: The Eviction Crisis in the United	
Ŀ.	Desmond, Evicted: Poverty and Profit in the American City	281
	Schindler & Zale, The Anti-Tenancy Doctrine	283
E	Skills Practice: Client Counseling and Drafting a Residen	
		289
J.	5. Chapter Review 1. Practice Question	289
	2. Bringing It Home	290
	2. 2	230

## CHAPTER 5

C	on	current Ownership and Marital Systems	293
Α.	Co	oncurrent Ownership	294
	1.	Classifying the Estate	295
	2.	The Right of Survivorship—A Closer Look	300
		Sathoff v. Sutterer	303
		In re Estate of Johnson	307
		Sawada v. Endo	313
	3.	The Challenges of Shared Ownership	320
		Parker v. Shecut	322
		Ark Land Co. v. Harper	326
		Uniform Partition of Heirs Property Act	335
	4.	ModernApplications:Condominiums,Cooperatives,andTime-Share	
		Properties	340
		Dutcher v. Owens	341
В.	M	arital Property Systems	345
	1.	The Separate Property System ("Common Law System")	345
		In re Marriage of Graham	348
	2.	The Community Property System	353
		In re Estate of Hanau	354
	3.	Marriage	361
		Obergefell v. Hodges	361
C.	Be	yond the Black Letter: New Forms of Concurrent Ownership	365
D.	Sk	ills Practice: Client Counseling and Negotiating a Tenants in	
	Co	ommon Agreement	367
Ε.	Cl	napter Review	371
	1.	Practice Questions	371
	2.	Bringing It Home	372
ς Ц	۸ D.	TER 6	
ΓI	OI	n Private Property to the Commons	373
Α.	Pr	ivate Property	375
В.	Pu	ıblic Property	376
	Liş	ght v. United States	377
	Illi	inois Central Railroad Co. v. Illinois	382
	Co	lorado v. Hill	388
C.	Co	ommons Property	392
		urdin, The Tragedy of the Commons	393
		nen v. Rich	399
	W	isconsin v. Michels Pipeline Construction, Inc.	403
		liana v. United States	408

Contents	χV

D. Beyond the Black Letter: Mining Asteroids in Outer Space	412
E. Skills Practice: Statutory Law and Implementing Regulations	416
F. Chapter Review	418
1. Practice Questions	418
2. Bringing It Home	419
PART THREE	
TRANSFERRING PROPERTY	421
CHAPTER 7	
Real Estate Transactions	423
A. Overview of the Real Estate Transaction	425
1. The Timeline	425
2. The Real Estate Broker	427
3. Discrimination in the Sale of Real Property	430
Texas Dep't of Housing & Community Affairs v. The Inclusive	
Communities Project, Inc.	430
B. The Real Estate Contract	437
1. The Statute of Frauds	442
Hickey v. Green	444
2. Equitable Conversion	448
Brush Grocery Kart, Inc. v. Sure Fine Market, Inc.	448
3. Remedies for Breach of Contract	454
C. The Physical Condition of the Property	456
1. The Seller's Duty of Disclosure	456
Stambovsky v. Ackley	456
2. Flood Risk and Federal Insurance	463
D. Financing and Foreclosure	464
1. Financing	465
Proctor v. Holden	470
2. Foreclosure	474
Greater Southwest Office Park, Ltd. v. Texas Commerce	.=0
Bank Nat'l Ass'n	478
Horne v. Harbour Portfolio	482
E. Title Security	488
1. The Contract—The Promise of Marketable Title	491
Lohmeyer v. Bower	491
2. The Deed—Title Warranties	495
Brown v. Lober	500
3. Title Insurance	505
Riordan v. Lawyers Title Insurance Corp.	505

F. Beyond the Black Letter: Climate — The Next Real Estate Bubble?	510
Applegate, Norfolk Sea Level Rise Takes Shine Off Waterfront Homes	511
G. Skills Practice: Reviewing Purchase Offers	515
H. Chapter Review	518
1. Practice Questions	518
2. Bringing It Home	519
CHAPTER 8	
The Recording System	521
A. The Chain of Title	523
1. Searching the Chain of Title	523
2. Matters Potentially "Outside" the Chain of Title	526
First Properties, L.L.C. v. JPMorgan Chase Bank	530
Witter v. Taggart	534
B. The Recording Acts	538
1. Overview of the Recording Acts	538
2. Protecting the <i>Bona Fide</i> Purchaser	545
Waldorff Insurance & Bonding, Inc. v. Eglin National Bank Daniels v. Anderson	545
	549
C. Beyond the Black Letter: Evaluating the Recording System	553
D. Skills Practice: Drafting Tenant Estoppel Statements  E. Chapter Pavious	554
E. Chapter Review  1. Practice Questions	555 555
2. Bringing It Home	556
2. Dringing it frome	330
PART FOUR	
THE SCOPE OF PROPERTY—RIGHTS AND	
RESTRICTIONS	557
CHAPTER 9	
Contractual Limits and Beyond: Easements	559
A. Overview	561
B. Creation	564
1. Express Easements	564
Estate of Thomson v. Wade	565
2. Implied Easements	569
Traders, Inc. v. Bartholomew	570
3. Easements by Prescription	575
Daytona Beach v. Tona-Rama, Inc.	577
4. Easements by Estoppel	583

	Contents
C. Scope, Transferability, and Termination	585
1. The Scope of Easements	585
Brown v. Voss	587
2. The Transferability of Easements	592
3. The Termination of Easements	594
Guy v. State of Delaware	595
D. Conservation Easements	599
United States v. Blackman	600
E. Beyond the Black Letter: Conservation Easements—	
What's in a Name?	606
F. Skills Practice: Drafting an Easement	608
G. Chapter Review	610
1. Practice Questions	610
2. Bringing It Home	612
CHAPTER 10	
Contractual Limits and Beyond: Running Covenants	613
A. Traditional Doctrine: Real Covenants and Equitable Servitudes	614
1. Real Covenants	616
2. Equitable Servitudes	623
Tulk v. Moxhay	627
Neponsit Property Owners' Ass'n, Inc. v. Emigrant	
Industrial Sav. Bank	631
B. Termination and Nonenforcement of Covenants	636
Shelley v. Kraemer	638
Vernon Township Volunteer Fire Dep't, Inc. v. Connor	646
C. Modern Applications: Common Interest Communities and	
Conservation Easements	652
1. Common Interest Communities	652
Nahrstedt v. Lakeside Village Condominium Association	656
2. Conservation Easements Revisited	663
D. The Restatement (Third) of Property, Servitudes	664
The Restatement (Third) of Property, Servitudes	664
E. Beyond the Black Letter: Forever Is a Long Time	668
F. Skills Practice: Policy-Based Arguments	669
G. Chapter Review	670
1. Practice Questions	670
2. Bringing It Home	671

xvii

## CHAPTER 11

C	Common Law Limits: Trespass and Nuisance	673
A.	Trespass	674
	Paynesville Farmers Union Coop. Oil Co. v. Johnson	674
В.	3. Nuisance	679
	1. Entitlements and Liability	682
	The Restatement (Second) of Torts, Nuisance	683
	The Restatement (Fourth) of Property, Nuisance	685
	Prah v. Maretti	686
	2. The Remedy for Nuisance	694
	Boomer v. Atlantic Cement Co.	695
	Spur Industries, Inc. v. Del E. Webb Development Co.	701
C.	C. Beyond the Black Letter: Drones	706
D.	<ol><li>Skills Practice: Client Counseling—The Smoking Neight</li></ol>	or 708
E.	. Chapter Review	711
	1. Practice Questions	711
	2. Bringing It Home	711
	HAPTER 12	
St	tatutory Limits: Zoning	713
A.	. Introduction to Zoning	715
	1. The Constitutionality of Zoning	716
	Euclid v. Ambler Realty Co.	717
	2. The Nonconforming Use	725
	Board of Supervisors of Cerro Gordo Cnty. v. Miller	725
	3. Flexibility Mechanisms	729
В.	8. What Can Be Regulated?	734
	1. Single-Family Zoning	735
	a. Restrictions Based on the Definition of "Family"	737
	Village of Belle Terre v. Boraas	737
	b. Restrictions on Short-Term Rentals	742
	Styller v. Aylward	742
	c. Restrictions Based on Race and Socioeconomic Class	748
	United States v. City of Black Jack, Missouri	749
	2. Zoning to Protect Aesthetics	756
	State ex rel. Stoyanoff v. Berkeley	756
	Zimmerman v. Board of County Commissioners of	
	Wabaunsee County	762
	3. Zoning to Further Affordable Housing	767
_	2910 Georgia Avenue LLC v. District of Columbia	767
	2. Beyond the Black Letter: Urban Agriculture	772
D.	O. Skills Practice: Drafting Zoning Regulations	774

Contents	xix

<ul><li>E. Chapter Review</li><li>1. Practice Questions</li><li>2. Bringing It Home</li></ul>	778 778 778
CHAPTER 13  Constitutional Limits: Eminent Domain and the Taking	(S
Clause	781
A. Eminent Domain	782
1. Public Use	786
Kelo v. City of New London	786
2. Just Compensation	796
N.J. Comm'r of Transp. v. 200 Route 17, L.L.C.	797
B. Regulatory Takings	802
1. The Multi-Factor Approach	805
Pennsylvania Coal Co. v. Mahon	805
Penn Central Transportation Co. v. City of New York	812
2. The Categorical Approach: All Economically Beneficial Use	820
Lucas v. S.C. Coastal Council	820
3. Exactions and Impact Fees	828
C. Physical Takings	830
Loretto v. Teleprompter Manhattan CATV Corp.	830
Cedar Point Nursery v. Hassid	839
D. Beyond the Black Letter: Eminent Domain Legislation	847
E. Skills Practice: Formulating a Discovery Plan	850
F. Chapter Review	852
1. Practice Questions	852
2. Bringing It Home	853
Appendix	855
Table of Cases	869
Index	877