

Contents

Contents	Si
Preface	Sv
Introduction	S1
PART I. WHAT HAVE YOU GOT? POSESSION, OWNERSHIP, AND THEIR CONSEQUENCES	
Chapter 1. Establishing the Distinction Between <i>meus</i> and <i>tuus</i>	S1
§ 1. Occupancy, the Source of “Property”?	S1
A. The Capture of Wild Animals	S1
B. Public Regulation of the Capture of Wild Animals	S28
C. Classical Theories of Property	S35
1. The “Occupation Theory” of Property.	S35
2. The “Labo(u)r Theory” of Property	S41
D. Occupancy and Sovereignty	S44
§ 2. Some Legal Consequences of the Label “Possession” (Herein of <i>Jus Tertii</i>)	S59
§ 3. Adverse Possession	S73
A. Introduction	S73
B. “Actual,” “Exclusive,” “Hostile and Under Claim of Right”	S84
C. “Continuous,” “Hostile and Under Claim of Right”	S93
Chapter 2. Establishing Entitlements to Different Kinds of Resources—An Introduction to Rights and Remedies	S105
§ 1. The Basic Building Blocks	S105
§ 2. The Labor Theory and Property in Ideas	S138
PART II. HOW DO YOU CONVEY IT? THE TRANSFER OF PROPERTY INTERESTS	
Chapter 3. The Conveyance and What You Can Convey	S155
§ 1. Introduction to Conveyancing and Estates in Land	S155
A. Deeds, Formal and Informal	S156
B. Delivery and Recording	S176
§ 2. The Common Law System of Estates in Land and Future Interests [“Lite” Version] .	S189
A. Introduction	S189
B. The Freehold Estates	S192
1. Present Estates in Fee Simple Absolute	S192
2. The Fee Tail (Introducing the Reversion and the Remainder)	S193
3. Defeasible Fees	S195
4. The Life Estate	S200

C. Future Interests	S202
1. Remainders and Reversions	S202
2. Summary of Future Interests Prior to the Statute of Uses	S211
3. The Statute of Uses, Executory Interests, and the Rule in <i>Purefoy v. Rogers</i>	S213
4. The Rule Against Perpetuities	S220
5. The Rule in Shelley's Case and the Doctrine of Worthier Title	S221
6. The Rule Against Direct Restraints on Alienation (and Other "Illegal Conditions")	S223
D. Non-Freehold Estates	S224
E. Marital Estates	S226
1. The Rights of the Husband	S226
2. The Rights of the Wife (Dower)	S224
3. A Glimpse at Marital Estates Today	S228
F. Concurrent Interests	S228
1. Joint Tenancy	S228
2. Tenancy by the Entirety	S229
3. Tenancy in Common	S229
4. Tenancy by Coparcenary and Partition	S230
5. Tenancy in Partnership	S231
6. Community Property	S232
7. Condominiums and Cooperatives	S232
G. Trusts	S235
H. The Common Law System of Estates and Future Interests as Applied to Personal Property	S236
§ 3. Estates in Land and the Policy Against Undue Restraints on Alienation	S238
A. Introduction	S231
B. The Rule Against Perpetuities	S238
1. The Rule in Its Classic Form	S239
2. Reform and the Future of the Rule	S249
C. The Problem of Rights of Entry and Possibilities of Reverter	S254
§ 4. Estates In Land and the Family	S266
A. Introduction	S266
B. Concurrent Interests	S270
C. Family Property by Operation of Law	S293
Chapter 4. The Housing Problem—The Changing Law of Landlord and Tenant	S309
§ 1. Fitness of the Premises and Duty to Repair and Maintain	S309
1. <i>Javins</i> and its Progeny	S309

2. The Concept of Warranty	S321
§ 2. Direct Government Invervention in the Housing Market	S333
A. Rent Control	S334
B. Publicly-Assisted Rental Housing	S350
1. Introduction—Justification for Direct Government Financial Intervention in Housing Markets	S350
2. Federal “Public Housing Programs”—A Brief Description	S351

PART III. HOW CAN YOU USE IT?
LAND USE

Chapter 5. Limits on the Use of Land Resulting from Property Interests of Another	S354
§ 1. Introduction	S354
§ 2. Inherent Limits of the Fee Simple Absolute— <i>sic utere tuo ut alienum non laedas</i>	S356
A. The Consequences of Being a Nuisance	S358
B. Some Economic Analysis	S366
§ 3. Private Adjustments of the Use Rights Associated With the Fee	S373
A. Easements	S376
1. Easements Expressly Granted	S376
2. Easements Arising By Other Means	S401
B. Promises Concerning land	S405
1. Introduction	S405
2. Enforcement Against a Subsequent Owner: “The Covenants and Restrictions . . . Shall Run with and Bind the Land”	S406
3. Enforcement by One Other Than the Promisee: “The Covenants and Restrictions . . . Shall Inure to the Benefit of and Be Enforceable by the Association, Any Owner, Their Respective Heirs, Successors, and Assigns”	S412
4. The Importance of a Common Plan	S423
5. Limits on Subject Matter and Duration	S435
Chapter 6. Public Control of Land Use	S452
§ 1. Introduction	S452
§ 2. Public Nuisance	S452
§ 3. Zoning—An Introduction	S459
§ 4. Reasonable Means, Legitimate Purposes	S471
§ 5. Is It Regulation or a Taking?	S503
§ 6. Eminent Domain	S550

PART IV. WHAT IS PROPERTY?
THEORY AND TENSIONS

Chapter 7. The Concept of Property	S576
§ 1. The Utilitarian Theory	S586

§ 2. The Personality Theory	S586
§ 3. The Marxist Attack and the Liberal Response—Herein of Property Rights vs. Civil Rights	S602