# Table of Contents

PREFACE ..... v

**Chapter 1. Personal Property: Rights of Some Possessors ..... 1**
§ 1.1 Introductory Principles ..... 1
§ 1.2 Wild Animals and the Rule of Capture ..... 2
§ 1.3 Finders ..... 2
§ 1.4 Human Embryos ..... 4
Note: Scarce Resources and the Rule of Capture ..... 6

**Chapter 2. Bailments ..... 23**
§ 2.1 Definition of Bailment ..... 23
§ 2.2 Distinguishing Bailment from Other Legal Relationships ..... 24
§ 2.3 Classification of Bailments and Standard of Care ..... 25
§ 2.4 Liability for Failure to Return Goods ..... 26
§ 2.5 Rights of Bailees Against Third Parties ..... 26
§ 2.6 Rights of Bailors Against Bona Fide Purchasers ..... 26

**Chapter 3. Gifts, Including Bank Accounts ..... 41**
§ 3.1 Introductory Principles ..... 41
§ 3.2 Intent to Make a Gift ..... 42
§ 3.3 Delivery and Acceptance ..... 42
§ 3.4 Conditional Gifts ..... 43
§ 3.5 Anatomical Gifts ..... 43
§ 3.6 Joint Bank Accounts ..... 44
§ 3.7 Tentative Trust Accounts and POD Accounts ..... 45

**Chapter 4. Rights of Possessors of Land, Including Adverse Possession ..... 67**
§ 4.1 Possession and Prior Possession ..... 67
§ 4.2 The Concept of Adverse Possession ..... 68
§ 4.3 The Five Elements of Adverse Possession ..... 69
§ 4.4 Burden of Proof ..... 71
§ 4.5 Nature of Title Acquired by Adverse Possession ..... 71
§ 4.6 When Statute of Limitation Begins to Run ..... 72
§ 4.7 Tacking ..... 72
§ 4.8 Effect of Disabilities ..... 73
§ 4.9 Constructive Adverse Possession ..... 73
§ 4.10 Rightful Possession Becoming an Adverse Possession ..... 74
§ 4.11 Whose Interests Are Affected ..... 74

§ 4.12 Innocent Improver Doctrine/Mistaken Improvers ..... 75
§ 4.13 Adverse Possession of Chattels ..... 76

**Chapter 5. Classifying Possessory Estates ..... 107**
§ 5.1 Introduction to the Classification of Possessory Estates and Future Interests ..... 107
a. Fragmentation of Ownership ..... 107
b. Classification ..... 108
c. Three Terms of Art: Quantum, Freehold, Particular Estate ..... 108
d. Rules of Construction Generally ..... 109
§ 5.2 Fee Simple Absolute ..... 109
§ 5.3 Fee Simple Defeasible ..... 110
§ 5.4 Fee Simple Conditional and Fee Tail ..... 111
§ 5.5 Life Estates ..... 112
§ 5.6 Term of Years ..... 113
§ 5.7 Lesser Estates ..... 114

**Chapter 6. Classifying Future Interests ..... 149**
§ 6.1 The Distinction Between Reversionary and Non-Reversionary Future Interests ..... 149
§ 6.2 Reversionary Interests Under the Traditional System of Classification ..... 150
a. Reversions ..... 150
b. Possibilities of Reverter ..... 152
c. Rights of Entry ..... 153
§ 6.3 Reversionary Interests Under the Restatement Third of Property ..... 155
§ 6.4 Non-Reversionary Interests Under the Traditional System of Classification ..... 155
a. Remainders ..... 156
b. Executory Interests ..... 160
§ 6.5 Non-Reversionary Interests Under the Restatement Third of Property ..... 165
§ 6.6 Does Classification Matter? ..... 165
§ 6.7 Survivorship Contingencies ..... 166
Note ..... 173

**Chapter 7. Special Rules Governing Future Interests ..... 205**
§ 7.1 Rule in Shelley's Case ..... 205
§ 7.2 Doctrine of Worthier Title ..... 208
§ 7.3 Common-Law Rule Against Perpetuities ..... 210
§ 7.4 Perpetuities Reform ..... 212
§ 7.5 Rule in Wild's Case ..... 213
Note ..... 237

**Chapter 8. Marital and Concurrent Estates ..... 243**
§ 8.1 Marital Estates .....243
a. Marital Estates at Common Law .....243
b. Marital Estates Today .....244
§ 8.2 Concurrent Estates .....245
a. Joint Tenancy .....245
b. Tenancy by the Entirety .....246
c. Tenancy in Common .....247
d. Tenancy in Coparcenary .....247

**Chapter 9. Landlord and Tenant Law ..... 265**
§ 9.1 Types of Landlord-Tenant Estates .....265
§ 9.2 The Duty to Deliver and Take Possession .....267
§ 9.3 The Warranty of Fitness or Suitability for a Particular Purpose .....268
§ 9.4 The Tenant's Duty to Repair and Maintain the Premises .....269
§ 9.5 Illegality and Frustration of Purpose .....269
§ 9.6 Eminent Domain .....270
§ 9.7 The Covenant of Quiet Enjoyment .....270
§ 9.8 The Implied Warranty of Habitability .....271
§ 9.9 Abandonment by Tenant: Remedies of Landlord; Security Deposits .....275
§ 9.10 Assignment and Sublet .....276
§ 9.11 The Holdover Tenant .....278
Note: Landlord's Strict Liability .....292
Introductory Note on Assignment and Sublet .....319
Note .....327

**Chapter 10. Servitudes: Easements, Covenants, Equitable Servitudes ..... 335**
§ 10.1 Easements and Licenses .....335
§ 10.1.1 Easements and Profits Defined .....335
§ 10.1.2 Creation and Extent .....339
§ 10.1.3 Extinguishment .....341
§ 10.1.4 Licenses .....345
§ 10.2 Covenants Running with the Land .....348
§ 10.3 Equitable Servitudes .....350
§ 10.4 Public Policy Limitations on the Enforcement of Real Covenants and Equitable Servitudes .....355
Note: Fee Versus Easement Construction .....357
Note .....363
Note: The "Lost Grant" .....365
Note: Prescription and the General Public .....366
Note: Prescription and Negative Easements .....374
Note .....383

Note: The Easement by Necessity .....392
Note: Termination by Merger .....395
Note: Duration of Irrevocable License.....401
Note: Public Policy and the Touch and Concern Requirement.....404
Note: Broad and Narrow Views of Privity.....409
Note: Affirmative Covenants .....413
Note: Race Discrimination and Private Servitudes.....417
Note: The "General Scheme" and the Statute of Frauds.....422
Note: The Problem of Discretion in Enforcement.....424
Note: Termination of Servitudes .....426

**Chapter 11. Nuisance ..... 429**
§ 11.1 Nuisance.....429
§ 11.2 Subjacent and Lateral Support.....433
Note.....439
Note: Access to Sunlight.....441
Note: Nuisance, Negligence and Utility: The Restatement (Second) Approach .....444
Note: Nuisance, Trespass and the Statute of Limitation.....448
Note: Falling Objects .....454

**Chapter 12. Legislative Control over Land Use—Zoning, the Takings Clause, and Housing Discrimination ..... 455**
§ 12.1 Planning and Zoning .....455
§ 12.2 Inadvertent Takings.....460
§ 12.3 Eminent Domain.....462
a. Public Use.....462
b. Just Compensation .....462
§ 12.4 Discrimination in the Provision of Housing Services.....462
Note: Nonconforming Uses.....472
Note: Fair Share and Federal Law .....477
Note: Exclusionary Versus Cumulative Zoning.....478
Note.....482
Note: Zoning and Free Expression .....489
Note: Negligent Takings.....500

**Chapter 13. Cooperatives, Condominiums and Homeowners Associations ..... 511**
§ 13.1 Cooperatives and Condominiums Generally.....511
§ 13.2 Cooperatives.....512
§ 13.3 Condominiums .....515
Note: Community Living .....530

**Chapter 14. Seller and Buyer: The Land Sale Contract ..... 533**
§ 14.1 Brokers' Contracts ..... 533
§ 14.2 Statute of Frauds ..... 535
§ 14.3 Partial Performance ..... 536
§ 14.4 Equitable Conversion and Risk of Loss ..... 537
§ 14.5 Time of Performance ..... 539
§ 14.6 Marketable Title ..... 540
§ 14.7 Marketable Record Title Acts ..... 543
§ 14.8 Remedies for Breach of the Land Sale Contract ..... 544
§ 14.9 Liability for Defective Structures: Builder, Seller, Broker, Lender ..... 545
Note: Minimum Fees ..... 547
Note: Collateral Acts ..... 554
Note: The Liability Insurance Contract ..... 559
Note: Known Encumbrances ..... 561
Note: Rerecording and Other Limitation Statutes ..... 569

**Chapter 15. The Evolution of the Modern Deed ..... 575**
Note: The Statute of Uses and the Statute of Frauds ..... 576

**Chapter 16. Conveyancing by Deed ..... 579**
§ 16.1 The Written Deed ..... 579
§ 16.2 Description and Boundaries ..... 579
§ 16.3 Exceptions and Reservations ..... 582
§ 16.4 Delivery, Escrow and Acceptance ..... 583
Note: The Federal Survey ..... 587
Note ..... 593
Note ..... 595
Note: Delivery and the Language of the Deed ..... 601
Note: Conditional Escrows ..... 612

**Chapter 17. Assurance of Title ..... 617**
§ 17.1 Deed Covenants for Title ..... 617
§ 17.2 Estoppel by Deed ..... 621
§ 17.3 Priorities and Recording ..... 624
a. Common Law Priorities ..... 624
b. The Recording Acts ..... 625
1. Types of Acts ..... 625
2. Constructive Notice ..... 626
3. Purchaser and Subsequent Purchaser ..... 627
4. Recorder's Errors ..... 627
5. "Duly Recorded" ..... 628
6. Void Instruments ..... 628
7. Adverse Possession ..... 629

8. Chain of Title Problems .....629
9. Persons Protected; The Bona Fide Purchaser .....630
10. Hazards Not Covered by the Recording Acts .....631
11. Indices .....632
Note .....632
§ 17.4 Title Insurance .....632
Note: Covenants and Visible Encumbrances .....637
Note .....639
Note: The "Mother Hubbard" Grant .....649
Note 1 .....656
Note 2 .....656
Note: Marketability Insurance .....670

TABLE OF CASES .....671

INDEX .....681