



Land Tenure Limitations in the United States

By Rick Norejko, CMS, TEAM Consulting

Ownership of real property in the United States comes with a bundle of rights. A bundle of rights refers to the beneficial interest or rights attached to the ownership of property. Generally, they fall into these broad categories:

- The right of possession: the property is owned by whoever holds title.
- The right of control: within the law, the owner controls the use of the property.
- The right of exclusion: others can be excluded from using or entering the property.
- The right of enjoyment: the owner can enjoy the use of the property in any legal manner.
- The right of disposition: the titleholder can sell, rent, or transfer ownership of the property at will.

In addition to any written limitation to the bundle of rights, society as represented by federal, state and local government units reserves rights in all privately-owned land. Those reservations or limitations are the rights of taxation, condemnation, police powers, and escheat. These reservations stem from governments' right to carry on essential functions of governance. This article will provide an in-depth explanation of those societal and governmental limitations.

Taxation

Taxation is defined as *a means by which governments finance their expenditure by imposing charges on citizens and corporate entities.*

Since the vast majority of early American colonists came from England, they were familiar with the tax systems of that country. Therefore, the tax practices that prevailed in the 17th and 18th centuries were naturally applied in the colonies. In Britain, as in most other European countries, the early practice had been to levy land taxes on the gross produce of the soil, commonly called a quit-rent.

In the early days of the American colonies there wasn't a great need for real property taxation. The English crown and Parliament asked no assistance from them. Revenue in the form of a quit-rent satisfied the demands of the American proprietor or the charter company, since the public needs from a governing body was simple and easily supplied.

Also, because of the scarcity of currency and the plenteousness of unoccupied lands, it was a common practice in very early colonial days to compensate governmental officials and others for public service with grants of land rather than a salary from tax revenue. This had been practiced in England but was limited to an endowment for extraordinary services to the crown and was a relic

of feudalism.

Early colonial settlers had to undergo all of the expenses of clearing vacant land as well as cultivating the soil. As a rule, they were consequently in no position to pay a property tax, or even a quit-rent, on the land. The colonies, therefore, for the most part, resorted to other means of obtaining necessary revenues. Even in the case of quit-rents, provision was generally made that no payments would be demanded until a few years of occupancy had elapsed.

What were quit-rents?

During the Middle Ages, the villeins (a medieval term for the lower-class workers) of England gradually commuted their food and labor dues to the lord of the manor into an annual monetary payment, which came to be known as a quit-rent. The quit-rent became a fixed and heritable charge upon the land. The Statute of Quia Emptores, the scarcity of labor resulting from diseases, the Black Death, and declining land values due to the rise of industry, accelerated the process of converting feudal dues of produce, livestock and trade services into fixed monetary quit-rents. By the beginning of the 16th century payment in the form of money had become the custom.

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This feudal notion that the soil belonged to the crown, therefore eligible for quit-rents was carried to the British colony in America. The Royals granted lands to proprietary groups, large stock-trading companies and private individuals, who were to develop their own methods of enticing settlers to venture to America. Those settlement methods varied widely; consequently, some colonies collected quit-rents, while others did not. The chartered Puritan colonies of New England, principally Massachusetts, never accepted the practice while the southern colonies found it difficult, if not almost impossible, to collect them. By the time of the American independence, their collection had become so difficult that in many places only halfhearted endeavors to collect were made.

From the settlement years to a few years just before the Revolution, England was content to use the colonies mainly as a source of raw material and a market for manufactured products rather than direct Royal revenue through taxation of land. The reason for this policy was that the Royal Crown simply wanted to settle and develop the colony. Contrary to the Crown's policy, several proprietors in the colonies looked upon quit-rents as a basic source of personal income. However, as the colonies assumed more and more of the responsibilities for government, the need to levy taxes to meet necessary local expenses increased. Arguments for payment of quit-rents to engross some proprietor or some stock company became less pertinent in the mind of its citizens.

Quit-rents disappeared in America with her Declaration of Independence. By 1776 they were so obnoxious to New Englanders that they refused to pay it. It wasn't successful in the southern colonies, not because the colonists resented paying

for the support of the government; they just resented payments made for the personal comfort and pleasure of colonial lords and stockholders. Therefore, local property tax as we know them today, as a source of revenue for a governmental entity, evolved after Independence.

Land Taxation in the Early Constitutional Period

The American Revolution and the formation of a constitutional federal government effected very little change, if any, in the system or methods of taxation within states and local governments. There was no reason for the states to alter substantially their tax laws, and the federal government refrained from resorting to such method of taxation, largely because the constitutionality of it, which limited the methods of property taxation to the newly established states in America.

The first study of taxation in the United States was made in 1796 under the direction of Oliver Wolcott, then Secretary of the Treasury. Wolcott's report pointed out the diversity among the states both to the objects and principles of taxation and the methods of assessing, apportioning, and collecting the property tax. He found that in seven states a principal revenue source was a uniform poll tax that did not exist in the other six states. He also found that "land was taxed in one state according to quantity, and another according to quality, and in third not at all."

The conclusion of his congressional report was that there was both laxity and neglect in the collection of taxes, specifically in property taxes because local counties and towns found sufficient revenues from indirect rather than direct property tax sources to carry out their public services.

From the beginning of the 19th century through the period of the Civil War and thereafter, the United

States witnessed an industrialization that diversified and intensified the various forms of property and wealth. With the increase of wealth and the demand of more and more governmental intervention and supervision, localities relied more and more on the taxation of land and improvements. Thus, from these humble beginnings the main source of revenue, real property taxation for local governmental subdivisions, began.

The Right to Condemn—Eminent Domain

Under English law, a land owner whose property was physically taken by the sovereign had no right to compensation. In England it was called "compulsory purchase" or "appropriation." American law calls it by its continental civil law name: "eminent domain." Eminent domain is defined as *a right of a government to take private property for public use by virtue of the superior dominion of the sovereign power over all lands within its jurisdiction.*

Even before the Revolutionary War, eminent domain in the American colonies was quite different than in England. Although not legally obligated to pay, the colonies usually provided compensation when taking land for public use. The main exception to this practice involved the condemnation of rural land for a public highway or roads, where payment was rarely provided. Yet even here the affected land owner received indirect compensation; the new highway typically increased the value of his remaining land.

History reflects that James Madison drafted and proposed the "Takings Clause" as one of several suggested amendments to the Constitution. However, the reasons for such proposal remain unclear. It has been suggested that Madison was responding to popular outcry against a frequent practice of the American army during the

Revolutionary war. Both General Washington's staff and Congress would seize privately owned food, supplies, and other personal property necessary for the war effort without compensation.

Yet Madison's writings suggest that the Takings Clause was intended to serve a broader economic and political goal. It would protect large property owners against government-mandated redistribution of wealth and other arbitrary actions. Even if poor or impoverished citizens someday formed a majority, they could not use the machinery of government to confiscate property without payment.

Similarly, Madison firmly believed that the ownership of property was fundamental to political freedom. Democracy could prosper only if individuals were sufficiently independent from government pressure and influenced to act in the best interest of the nation. In Madison's vision, the political independence stemmed from private property, and the landowner who could support his family growing crops on his own land had no reason to sacrifice the national good for personal gain. By protecting private property through fair compensation, the Takings Clause would help to safeguard democracy.

The Fifth Amendment to the Constitution clarifies the role of government. The key provision is the final sentence of that amendment, commonly called the Takings Clause. It states: "[N]or shall private property be taken for public use, without just compensation."

Literally, the Takings Clause only restricts the federal government, but its provisions have been held equally applicable to state and local governments through the conduit of the 14th Amendment. Section 1 of said amendment says: "No state shall make or enforce any law which shall

abridge the privileges or immunities of citizens of the United States, nor shall any State deprive any person of life, liberty, or property, without due process of law..." In addition, all state constitutions contain parallel provisions that directly bind state and local governments to just compensation.

A Supreme Court ruling affirmed the condemnation and Takings Clause via eminent domain with the 1875 case of *Kohl v. United States*. In this case, property owner Kohl challenged the power of the United States to condemn land in Cincinnati, Ohio, for use as a custom house and post office building. Supreme Court Justice William Strong's response was to affirm the authority of the federal government to appropriate property for public uses "essential to its independent existence and perpetuity." *Kohl v. United States*, 91 U.S. 367, 371 (1875).

Police Powers

Land tenure in the United States is controlled on a legal basis by the concept of "police powers." The formal definition of police powers is:

the authority conferred upon the states by the 10th Amendment to the United States Constitution and which the states delegate to their political subdivisions to enact measures to preserve and protect the safety, health, welfare and morals of the community.

Police powers or the more familiar term, zoning, existed even in colonial America. Ten of the 13 original colonies had colonial regulations regarding wood fencing protecting vegetable gardens from free-range livestock and to keep unruly animals confined. These local laws also outline damages to be paid to property owners if a breach occurred. For instance, the requirement for a good fence varied widely from colony to colony but generally fencing had to

be 4 feet 6 inches to 5 feet in height and was inspected on a regular basis by "fence inspectors."

Police powers took a giant step forward with America's industrial revolution. More stringent zoning laws began with the Los Angeles zoning ordinance of 1908 and the New York City zoning resolution of 1916. Los Angeles's zoning ordinance established both residential and industrial districts. The New York ordinance was a height and construction ordinance for high-rise apartment buildings.

In the early 1920s, the United States Commerce Department drafted a model zoning and planning ordinance in order to facilitate states in drafting their own zoning regulations. The Standard States Zoning Enabling Act of 1924 created a relatively uniform zoning process in American cities, although depending on their size and function, there were definite differences in the complexity and scope of zoning schemes.

The constitutionality of zoning ordinances was upheld in 1926 by the United States Supreme Court. The zoning ordinance of Euclid, Ohio, was challenged in court by a local land owner on the basis that restricting use of property violated the 14th Amendment to the United States Constitution. Although initially ruled unconstitutional by lower courts, it was ultimately upheld by the Supreme Court in the case of *The Village of Euclid, Ohio v. Ambler Realty Company*.

Escheat

According to English law, escheat is defined as *the reversion of property to a government entity in the absence of legal claimants or heirs*. It was commonly utilized in two possible scenarios: the failure to have heirs or what was called "container of blood," or if the tenant was convicted of a felony. In colonial America, escheat

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also included failure to conform to the conditions of the land grant. Important conditions in the grant included failure to plant and seat, permitting the land to remain vacant, or nonpayment of either quit-rent or the purchase price.

Escheat for the failure to plant and seat was more prevalent in the middle and southern colonies. Many land patents had specific instructions of how long the patentee had before he had to occupy or utilize the property for agricultural purposes. It was common to reserve a three-year period for planting and seating a parcel before it reverted to the Grantor for failure of compliance.

Land also could not be vacant in respect to an owner of record. Who's going to pay the property tax? Sometimes it was impossible to locate the rightful owner of the land; he might have moved off and left the land vacant, disclaiming any rights to it, or have died intestate and his heirs could not be located. This happened frequently owing to poor communication and faulty colonial records.

Another reason for escheat was a failure to pay the balance of the purchase price to the either the federal government, with regard to land in the federal territories, or the state treasury for land within state boundaries. Western land-seeking immigrants were usually given months or years to fully satisfy the purchase of the special warrant or certificate to public lands. Non-payment could result in escheatment to the sovereign.

Perhaps the best way to understand escheat and its practice throughout history is that statement, "Who's going to pay the property tax?" In other words, throughout history land had to be productive. Production in this connotation does not mean growing crops, grazing livestock

or cutting timber; rather it means generating revenue for governance. All property falls within some type of governance, be it a monarchy, dictatorship or democracy.

Payment in kind for services from that governance has varied widely throughout human civilization. In the United States we utilize property taxes as a major source of payment for local governance; therefore, it is imperative that the land be listed for taxation to some owner of record. Failure of listing property to the heirs of some ownership entity reverts the property back to a sovereign. In feudalistic England that sovereignty was the king. In America that sovereignty is the state. If property escheats to the state, they simply put it back on the tax rolls. In other words, convey it to an entity that will pay the property taxes, thus keeping it productive.

These and other principles of

property law are covered in the workshop series **Real Property Law for Maintaining Assessment Cadastres** taught by Rick Norejko. ❖



Rick Norejko

Rick Norejko, CMS, has over 40 years of experience in all aspects of cadastral mapping. He is a nationally recognized keynote speaker, lecturer author

and teacher in the field of cadastral mapping. To learn more about Rick and the classes he teaches, visit the Instructors page on the TEAM website, <http://teamconsulting.cc/instructors.html>

To set up classes, email Rick at richardnorejko@bellsouth.net or Fred Chmura at fchmura@teamconsulting.cc.

Travel Squad



The map above indicates where TEAM workshops were taught in 2018. Is your state missing? (Map provided by Keith Cunningham.)

It was a typical year for TEAM working toward our goal of providing education: Classes in 24 states and over 50 cities, with 1,500 students and 7 instructors. Let us know how we can help your location with teaching or developing a workshop/series of workshops or other professional assistance. Visit our website at <http://www.teamconsulting.cc/>. You can also contact Fred Chmura at fchmura@teamconsulting.cc or 860.974.1354 or Rick Stuart at rstuart17@cox.net or 785.259.1379.

Workshop Updates Continue

TEAM strives to keep our workshops updated with current market data and related articles. The following workshops have been updated effective January 1, 2019.

- Valuation of Lodging Properties
- Valuation of Manufactured Homes
- Appraising After a Disaster or in Traumatic Events

For more info on these and other TEAM workshops, visit the Workshops page on our website: <http://teamconsulting.cc/workshops/workshopsoverview.html> ❖



2019 IAAO Annual Conference

The 2019 IAAO Annual International Conference on Assessment Administration set for September 8-11, 2019, in Niagara Falls, Ontario Canada and complete registration for the conference will start in early March.

Traveling from the United States? Remember to have your passport ready! Canadian law requires that all persons entering Canada carry both proof of citizenship and proof of identity. A valid U.S. passport, passport card, or NEXUS card satisfies these requirements for U.S. citizens, however a U.S. Passport Card is only valid when crossing the U.S./Canadian border by car. It is not a valid ID for entering or exiting Canada by plane.

To learn more about this year's exciting conference, select the Events tab at www.iaao.org. ❖

Interesting Buildings

By Rick Stuart, CAE, CDEI

Over the years, I have collected a very large number of "interesting building" photos. If you have picture(s) of building that have piqued your interest, email them to me at rstuart17@cox and I will add to the file and the newsletter.

There are a few extra photos this issue thanks to Tim Wilmath, MAI. Like Tim, I found the trash dumpster home interesting.

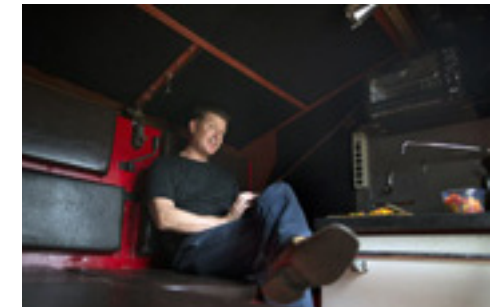


Manchester Civil Justice Center, UK

The Trash Dumpster Home



North Arkansas Pyramid Home



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■ *CoreLogic*, Oct. 10, 2018. "The foreclosure inventory rate was 0.5% in July 2018, down from 0.7% one year earlier. The foreclosure rate now sits below the 0.6% pre-crisis average." <https://bit.ly/2LpBZs>

■ *Forbes*, Oct. 10, 2018. "Navy blue continues to emerge as a popular color in kitchen and bath design. Some designers have even gone on to say "navy blue is definitely the new black." As homeowners start to steer clear of the all-white kitchen and bath trend, they are looking for something that will create impact without being too bold. The blue hue pairs well with white and stained wood cabinets and is also starting to show up in quartz countertops, upholstery, and window coverings." <https://bit.ly/2NE7s0M>

■ *The Columbus Dispatch*, Oct. 10, 2018. "The Trump administration's new \$200 billion in tariffs are starting to flow through the home improvement sector. Products that could be affected include nails, flooring, granite countertops, tiles, sinks, roofing, cement, paints, cabinets, wooden and steel doors, windows, lighting and appliances. The National Association of Home Builders recently released a list of 6,000 items on the list of goods imported from China that are now subject to tariffs. The list includes 463 "ubiquitous" parts and pieces of the renovation puzzle that account for \$10 billion in construction and remodeling expenditures a year nationwide." <https://bit.ly/2RH9dgW>



Rick Stuart, CAE, CDEI, is a senior consultant with TEAM Consulting, LLC. He lives in Topeka, Kansas.

■ *www.attomdata.com*, Oct. 4, 2018. "ATTOM Data Solutions, curator of the nation's premier property database, today released its Q3 2018 U.S. Home Affordability Report, which shows that the U.S. home prices in the third quarter were at the least affordable level since Q3 2008 — a 10-year low." <https://bit.ly/2zVJ6M6>

■ *Seattle Times*, Oct. 10, 2018. "Census data released last month reveals that in 2017, for the first time ever, one-room units accounted for more than 10% of Seattle's total housing stock. The number not only includes tiny apartments but also single-family homes, town houses, and condos. The current count indicates 37,000 one-roomers, which is nearly an 80 increase since the start of the decade. The homes are known as SEDUs or "small efficiency dwelling units." Since 2010, 88 multifamily buildings with an average unit size of less than 400 square feet have been built, or are under construction." <https://bit.ly/2REQKRW>

■ *www.builderonline.com*, Oct. 11, 2018. "Freddie Mac reported Thursday that its weekly Primary Mortgage Market Survey shows that the 30-year fixed-rate mortgage jumped 19 basis points to 4.90%. Rates are now at their highest level since the week of April 14, 2011." <https://bit.ly/2CCEeOv>

■ *www.builderonline.com*, Oct. 17, 2018. "Housing starts dropped 5.3% in September from August to a seasonally adjusted annual rate of 1,201,000 but remained 3.7% above the September 2017 rate of 1,158,000, the Commerce Department reported Wednesday. The decline appears driven primarily by a slowdown in multifamily starts."

<https://bit.ly/2JOP1T3>

■ *National Association of Realtors*, Michael Hyman, Oct. 15, 2018. **Editor's Note:** I found this article, "How Much of My Income Goes Toward Housing," very informative with some great graphics. <https://bit.ly/2NQbJ0U>

■ *Eye on Housing*, Oct. 23, 2018. "More than half (58%) of newly constructed homes now include patios, signaling a demand for outdoor space, reports Paul Emrath for the NAHB's Eye on Housing blog. In addition to patios, 23.8% of homes started in 2017 had decks, while 64.7% had porches." <https://bit.ly/2EBf4BI>

■ *Zillow Research*, Oct. 24, 2018. "Based on an estimated gap between the assessed values and market values of California's residential properties, Zillow and CALMatters, a nonprofit journalism venture in Sacramento, have determined that the state's tax limits and exemptions have saved Californians roughly \$30 billion in property taxes this year." <https://bit.ly/2JeB1VX>

■ *Housing Wire*, Oct. 25, 2018. "A new credit scoring model could have major impacts on the credit scores of Americans, says HousingWire's Kelsey Ramirez. UltraFICO, would look at more than just information reported to the three credit-reporting firms, Experian, Equifax and TransUnion. The three companies estimate the new model will provide the most benefit to consumers with credit scores in the upper 500s and lower 600s." <https://bit.ly/2PkSul2>

■ Michael Roberts, *www.west-world.com*, Oct. 29, 2018. A fed-

eral trial in Colorado could have far-reaching effects on the United States' budding marijuana industry if a jury sides with a couple who say having a cannabis business as a neighbor hurts their property's value. The trial set to begin Monday in Denver is the first time a jury will consider a lawsuit using federal anti-racketeering law to target cannabis companies.

One of the couple's lawyers, Brian Barnes, said they bought the southern Colorado land for its views of Pikes Peak and have since built a house on the rural property. They also hike and ride horses there. But they claim "pungent, foul odors" from a neighboring indoor marijuana grower have hurt the property's value and their ability to use and enjoy it. "That's just not right," Barnes said. "It's not right to have people in violation of federal law injuring others."

Follow-up: "A Denver federal court jury took only a few hours to decide against a Pueblo County couple who claimed a marijuana growing operation was ruining their lifestyle and property value." <https://bit.ly/2L0B2Ob>

■ Aurora Percannella, *www.latimes.com*, Oct. 26, 2018. **Editor's Note:** I am confident they will not be building me a home.

"Amazon wants Alexa in every home — so now it's getting into the home-building business. Last month, the giant online retailer's Alexa Fund contributed to the Plant Prefab start-up's \$6.7-million Series A funding round. The fund promotes the development of applications for its Alexa voice-activated technology, including "smart homes" that would control all aspects of the residential environment — doorbells, lights and anything else you can imagine."

■ *CNBC*, Oct. 30, 2018. "Amid slowing sales and rising rates, Nobel Prize-winning Yale economist Robert

Shiller has said that he does not expect "a sharp turn in the housing market at this point." In a conversation on *CNBC's "Power Lunch"*, Shiller said that while prices have been rising since 2012, a situation which might be called a "bubble", this recent rate of growth is not as sharp as the growth rate before the downturn. "It's not the same," he says. "It's more placid." <https://bit.ly/2OeAILR>

■ Katie Bernard, *Kansas City Business Journal*, Oct. 30, 2018. "Walmart (NYSE: WMT) is looking to transform one of its Lee's Summit locations into a "go-to destination for any night out." The Walmart Supercenter at 1000 NE Sam Walton Lane, near Tudor Road and Independence Avenue, has been chosen to be one of eight "reimagined" centers. These town centers will include walking trails, bus stops, restaurants, retail options and entertainment such as movie theaters and bowling alleys, according to the Walmart Reimagined website." <https://bit.ly/2DfnBc3>

Update: Nov. 1, 2018. "Fans of the plan shouldn't get ahead of themselves, a Walmart (NYSE: WMT) spokeswoman said Thursday: Redevelopment of the parking lot into a town center near Tudor Road and Independence Avenue remains simply an exploratory concept. The Lee's Summit Walmart Supercenter, 1000 NE Sam Walton Road, has been identified as nothing more than a possibility for a town center, though the company is looking for developers, said Delia Garcia, senior director of communications for Walmart."

■ Andrea Riquier, *www.marketwatch.com*, Oct. 31, 2018. "Famed housing-watcher Robert Shiller said Tuesday that the weakening housing market reminded him of the last market top, just before the subprime housing bubble burst, slashing prices by nearly a third and costing millions of Americans their homes. He does not however expect some-

thing as severe as the Great Financial Crisis coming on right now." <https://on.mktw.net/2OXqB3b>

■ *Hotel Business*, Nov. 9, 2018. "According to the third quarter report by analysts at Lodging Econometrics (LE), the franchise companies dominating the U.S. construction pipeline with the largest pipelines are Marriott International with 1,380 projects/181,907 rooms, Hilton Worldwide with 1,350 projects/150,698 rooms and InterContinental Hotels Group (IHG) with 939 projects/95,312 rooms. The construction pipelines for these three franchise companies comprise an impressive 68% of the total construction pipeline projects with Marriott and Hilton again setting all-time highs for their companies." <https://bit.ly/2DyIT5I>

■ *www.builderonline.com*, Nov. 14, 2018. "A new nationwide analysis that pairs Zillow's housing data with Climate Central's climate-science isolates the number of new homes — and homes overall — in low-lying coastal areas, projecting how many will become exposed to chronic ocean flooding over the coming decades. It's conclusion: As many as 386,000 U.S. homes are likely to be at risk of regular flooding by 2050 because of sea-level rise from climate change, under a scenario of unchecked greenhouse gas emissions." <https://bit.ly/2OT1FFf>

■ *The Washington Post*, Nov. 14, 2018. "According to the RV Industry Association, a million Americans have traded in their homes, apartments and condos to live full time in recreational vehicles." <https://bit.ly/2zjYG3v>

■ Amy Beth Hanson, *Associated Press*, Nov. 16, 2018. Submitted by James Shontz, Kansas Property

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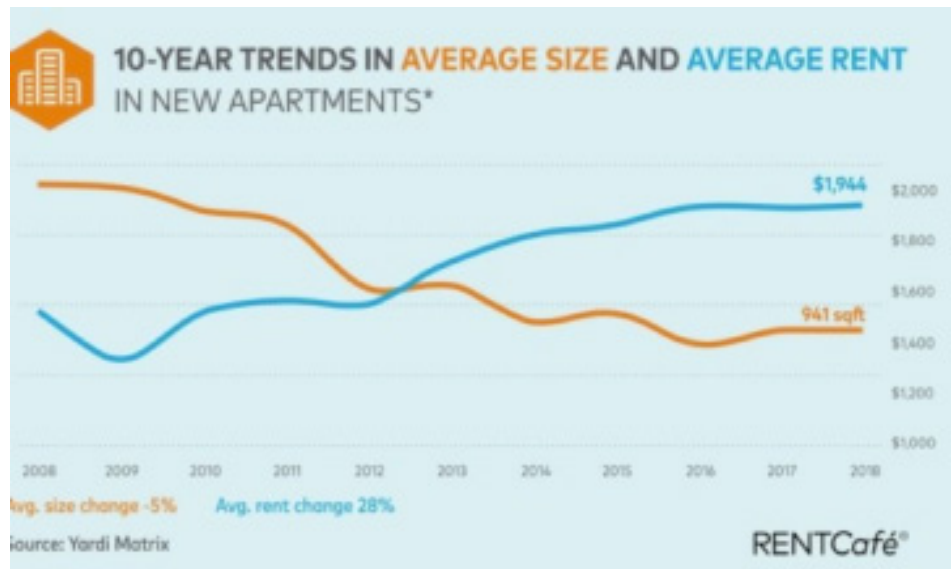
Valuation Division.

Helena, Montana – “About 66 million years after two dinosaurs died apparently locked in battle on the plains of modern-day Montana, an unusual fight over who owns the entangled fossils has become a multimillion-dollar issue that hinges on the legal definition of “mineral.”

The 9th U.S. Circuit Court of Appeals ruled last week that the “Dueling Dinosaurs” located on private land are minerals both scientifically and under mineral rights laws. The fossils belong both to the owners of the property where they were found and two brothers who kept two-thirds of the mineral rights to the land once owned by their father, a three-judge panel said in a split decision.” <https://bit.ly/2Fz7zM7>

■ www.wsj.com, Nov. 26, 2018. “Yet even with the booming growth, Dallas’s once vibrant housing market is sputtering. In the high-end subdivisions in the suburb of Frisco, builders are cutting prices on new homes by up to \$150,000. On one street alone, \$4 million of new homes sat empty on a visit earlier this month. Some home builders are so desperate to attract interest they are offering agents the chance to win Louis Vuitton handbags or Super Bowl tickets with round-trip airfare, if their clients buy a home. Yet fresh-baked cookies sit uneaten at sparsely attended open houses.” <https://bit.ly/2BzDRCE>

■ Christian Bautista, www.therealdeal.com, Nov. 26, 2018. “The city’s largest office landlord just acquired air rights for its planned 35-story, ground-up apartment tower in the Financial District. SL Green Realty paid \$17.7 million to buy the development rights over the Fulton Street subway station entrance at 189 Broadway, according to documents filed with the city today. It’s unclear



■ Lisa Brown, www.globest.com, Dec. 11, 2018. DALLAS—If it seems that space is dwindling while rents are increasing, the answer is yes. As rentals have been growing in both popularity and pricing during the past decade, floorplans have been slowly shrinking in size. <https://bit.ly/2EiEzWV>

how much square footage was included in the transaction. However, the seller, the Metropolitan Transportation Authority, released a request for proposals to sell 62,750 square feet of unused air rights at the site in June of last year.”

■ www.builderonline.com, Dec. 4, 2018. **Editor’s Note:** If you are not familiar with this story, you should read this article, S.F.’S Millennium Tower To Lean No More.

“The Millennium Tower Homeowners Association today launched plans to retrofit the building at 301 Mission Street to halt its settlement and reverse its tilt by installing new foundation piles that will tie the tower to bedrock. Mission Street Development, LLC, the original developer of the Millennium Tower, has agreed to perform and warrant the work for the retrofit, which is anticipated to be paid for by a settlement pursuant to an ongoing, confidential mediation.” <https://bit.ly/2EfCtaS>

■ Kenneth Harney, [Washington Post Writers Group](http://WashingtonPostWritersGroup), Dec. 2, 2018. “The Trump administration wants to

eliminate professional appraisals on a large number of home-sale transactions — a move that critics say could push the country back toward the see-no-evil days of mortgage lending that preceded the housing crash. Just before Thanksgiving, the administration’s top financial regulators — the Federal Deposit Insurance Corp., the Federal Reserve and the Treasury Department’s Office of the Comptroller of the Currency — issued a joint proposal that would make traditional appraisals unnecessary for many new mortgages originated for less than \$400,000.” <https://bit.ly/2QdHBm9>

■ www.builderonline.com, Dec. 12, 2018. “Redfin reports 32% of offers written by its agents on behalf of their home-buying customers faced one or more competing bids in November, down from 45% a year earlier, according to a new report by Redfin. This marks an all-time low since the company began tracking data on Redfin offer competition in 2011.” <https://bit.ly/2SJTQng>

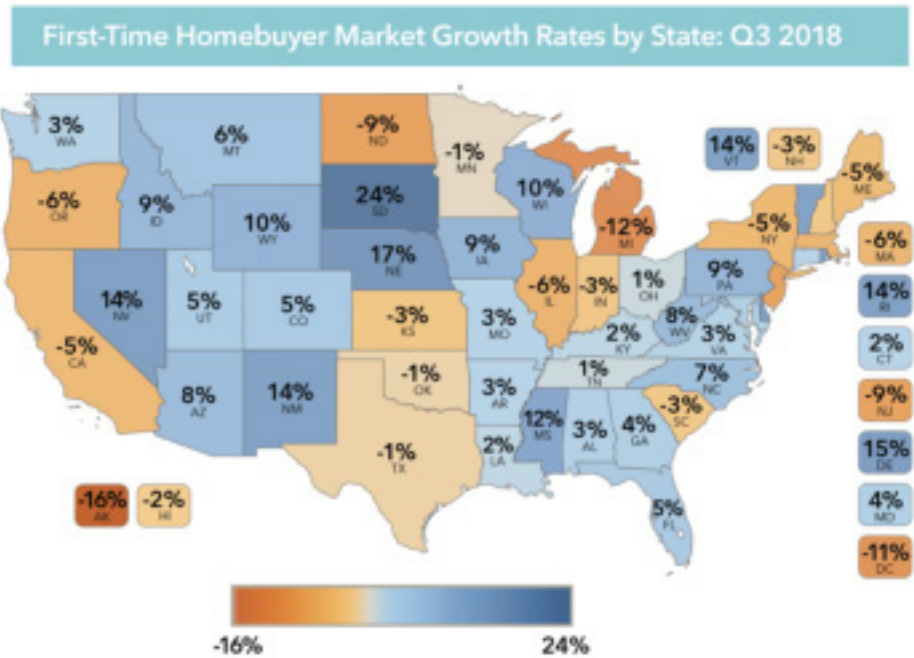
■ Leah Demirjian, [\[www.teamconsulting.cc\]\(http://www.teamconsulting.cc\)](http://www.remodel-</p></div><div data-bbox=)

ing.hw.net, Dec. 18, 2018. "With the new year quickly approaching, home design platform Houzz shares the top trends predicted to reign residential design in 2019. The forecast is determined by activity among its 40 million monthly users, as well as conversations with industry experts."

See the ten most prominent looks expected to populate idea boards and social media feeds next year at <https://bit.ly/2EzUyzH>.

■ www.builderonline.com, Dec. 20, 2018. "The U.S. median home price in the fourth quarter was at the least affordable level since Q3 2008 — a more than 10-year low. Nationwide, the Q4 2018 home affordability index of 91 was down from an index of 94 in the previous quarter and an index of 106 in Q4 2017 to the lowest level since Q3 2008, when the index was 87." <https://bit.ly/2GvPCi5>

■ www.builderonline.com, Jan. 2, 2019. "CoreLogic® (NYSE:CLGX) today released the CoreLogic Home Price Index (HPI™) and HPI Forecast™ for November 2018, which shows home prices rose both year over year and month over month but also that gains continue to slow. Home prices increased nationally by 5.1% year over year from November 2017. On a month-over-month basis, prices increased by 0.4% in November 2018." <https://bit.ly/2s8fCpL> ❖



Source: Genworth Mortgage Insurance

■ www.builderonline.com, Dec. 12, 2018. "First-time home buyers were more active in the first three quarters of 2018 than at any time since 2005, Genworth Mortgage Insurance, an operating segment of Genworth Financial, Inc. (NYSE: GNW), reported today." <https://bit.ly/2zZw3Jf>

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