

SUBJECT INDEX
FALL 1987 - FALL 2023

| <i>SUBJECT</i> | <i>ISSUE - PAGE</i> |
|---|--|
| Affiliated Business Arrangement Sham or bona fide provider of settlement services | Fall 08-65 |
| Affordable Housing New Market Tax Credits | Spring 90-33 Spring 12-7 |
| Agent Duty to Disclose Material Facts (<i>Walton v. Aguilar</i>) Encouraging Clients to Choose Title Insurance Coverage Fraud (<i>Bergmueller v. Minnick</i>) Legal Relationship with Principal Liability of Real Estate Agents (<i>Polyzos v. Cotrupi</i>) Limited Service Representation | Spring 11-97 Fall 14-38 Fall 89-34 Fall 95-44 Fall 02-4 Spring 08-52 |
| Agriculture Farm Wineries Right to Farm Act | Spring 03-113 Fall 18-35 |
| American Land Title Association Benefits of Membership Best Practices Real Property Roundtable Commercial Endorsements Forms 2021 Update Insuring Title to Church Real Estate Model Inter-Underwriter Indemnification Agreement New Standard Endorsements for Commercial Policies Review of Selected Title Insurance Policy Terms and Conditions Transfer Fee Model Legislation Virginia Title Insurer Indemnification Agreement 2006 Policies and Forms 2021 ALTA/NSPS Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys | Fall 13-41 Spring 13-20 Spring 15-5 Fall 03-11 Fall 21-10 Fall 05-15 Fall 16-12 Fall 05-10 Fall 14-29 Spring 11-87 Fall 16-11 Fall 06-12 Spring 21-6 |
| Antitrust Law | |
| Appraisals | |
| Armed Services Servicemembers Civil Relief Act of 2003 (SCRA) Residential Leasing to Military Families | Fall 14-20 Fall 14-20 |
| Attorney General Opinions Additional Recordation Fees for Deeds Developer Control of POAs | Fall 02-49 Fall 10-32 |

| | |
|--|---------------|
| Requiring Review of Boundary and Physical Survey Plats Prior to Recordation | Spring 09-69 |
| Bankruptcy and Creditors | |
| Bankruptcy Abuse Prevention and Consumer Act of 2005 | Fall 05-3 |
| Bankruptcy and Sale Leasebacks (<i>Buffet Holdings</i>) | Fall 08-26 |
| Bankruptcy and State Stamp Taxes (<i>Piccadilly</i>) | Fall 08-26 |
| Buying Distressed Property | Spring 09-50 |
| Collection of Unpaid HOA Assessments after Bankruptcy Filing (<i>Brambleton Community Association v. Than</i>) | Spring 10-108 |
| Commercial Real Estate Lease Covenants | Fall 99-69 |
| Effect of Bankruptcy Sale on Lease | Fall 03-67 |
| Impact of the Recent Fourth Circuit Decision in <i>Bate Land & Timber LLC</i> on the Practice of Real Estate Law | Spring 19-123 |
| Leases | Spring 01-85 |
| Lessons Learned from the Mortgage Crisis | Fall 14-59 |
| Requiring a Recorded Abandonment Order | Fall 05-19 |
| Requiring a Sales Order | Fall 05-19 |
| | Fall 91-51 |
| Strip-Off of Real Estate Liens | Fall 13-8 |
| Subprime Meltdown | Fall 07-3 |
| Tenant's Interests | |
| Tenant's Interests in Landlord's Bankruptcy | Fall 04-14 |
| Update | Spring 02-142 |
| Waivers of Automatic Stay | Fall 06-63 |
| Banks | |
| FDIC Insurance | Fall 08-3 |
| Liability of Lawyer Escrow-Holder for Depository Bank's Failure | Spring 04-215 |
| Book Review | |
| REAL ESTATE PRACTICE IN THE DISTRICT OF COLUMBIA, MARYLAND AND VIRGINIA | Fall 03-68 |
| Blackacre | Fall 18-8 |
| Brokers | |
| Virginia Broker's Lien Act | Spring 03-121 |
| Brownfields | |
| Brownfields Revitalization & Environmental Restoration Act | Spring 02-71 |
| Defining and Assessing Brownfields | Fall 10-51 |
| Builders, Contractors, and Brokers | |
| Capital Formation | Fall 12-5 |
| Cases | Spring 10-3 |
| | Spring 11-2 |

Spring 12-66
Spring 14-53
Spring 15-38
Spring 17-43
Spring 18-52
Spring 19-96
Fall 21-70

Caveat Emptor

Esposito v. Chandler
Roland v. Levin

Starks v. Albemarle County
Easements
Van Deusen v. Snead

Spring 13-6

Checks

Chesapeake Bay Preservation Act
Stream Perenniality after *BFML* and *Pony Farm*
Vested and Grandfathered Rights

Spring 04-193
Spring 05-96

Clean Water Act

New Virginia Laws on Dredging and Excavation

Spring 02-116

Clerk's Corner

Closings

Advising buyers of availability of Owner's Title Insurance

Spring 15-10

Ethics Issues in Multi-State Closings

Spring 08-55

FIRPTA Explained
FIRPTA Nondisclosure Affidavit
Fraudulent Loans
LEO 1742
Overview of Property Condition Disclosures in Virginia
Settlement Agents

Spring 21-42
Spring 11-104
Fall 08-39
Fall 00-33
Fall 14-25
Fall 10-62
Fall 16-19

Short Sale Closings
Wet Settlement

Spring 10-77
Fall 10-62

Coastal Issues

Commercial Real Estate

Attachment of Pro Forma List of Title Insurance Exceptions
to Deed of Bargain and Sale
EB-5 Capital for Commercial Real Estate Development

Fall 14-6
Fall 13-32

| | |
|--|---------------|
| Insurance, Waivers and Subrogation in Commercial Leases | Fall 10-24 |
| Mortgage Finance | Spring 12-19 |
| Site Selection | Spring 12-4 |
| Snow Removal Contracts | Fall 07-18 |
| Common Interest Ownership | |
| Common Interest Communities and Hostile Environment | |
| Harassment | Spring 21-24 |
| Parking Rights in Common Areas | Spring 15-14 |
| Comprehensive Environmental Response, Compensation, and Liability Act | |
| Computer Use | |
| Condemnation | |
| Blighted property and public use (<i>Norfolk Redevelopment & Housing Authority v. C and C Real Estate, Inc.</i>) | Fall 06-9 |
| Public Use Requirement | Spring 04-226 |
| Spring a Condemnor Compel a Landowner to Accept Land as a Component of Just Compensation? | Spring 19-116 |
| Condominium Act | |
| How to Sell an Existing Commercial Condo Project | Spring 19-118 |
| Parking Rights in Common Areas | Spring 15-14 |
| Priority of Deeds of Trust over Parking Space Transfers (<i>Nicksolat v. Gharavi</i>) | Fall 13-23 |
| Priority of First Trust Liens over Condominium Association Liens (<i>HomeSide Lending, Inc. v. Unit Owners Ass'n of Antietam Square Condo.</i>) | Spring 01-72 |
| See also Common Interest Ownership. | |
| Conservation Easements | |
| Consumer Real Estate Settlement Protection Act | Fall 10-62 |
| Construction Contracts | |
| Insurance | Spring 01-102 |
| Constructive Trust | |
| Imposed on a Deed (<i>Hill v. Brooks</i>) | Spring 97-99 |
| Consumer Financial Protection Bureau | |
| Basics of Combined Disclosures | Spring 14-77 |
| Compliance Myths | Fall 13-15 |
| Contracts | |
| Cancellation | Spring 03-144 |
| Compare and Contracts: A Comparison of Four Real Estate Contracts Used in Virginia | Spring 21-71 |

| | |
|--|----------------------------|
| Doctrine of Merger | |
| Fraud | |
| Liability of Real Estate Agents for Description of the Property (<i>Polyzos v. Cotrupi</i>) | Fall 02-4 |
| Specific Performance | |
| Covenants | |
| Private Transfer Fee Legislation | Spring 11-87 |
| Transfer Fees | Fall 10-43 |
| COVID-19 | |
| Can Virginia Renters be Evicted during the COVID-19 Crisis? | Spring 20-13 |
| Closing Real Estate Transactions During a Pandemic | Fall 20-19 |
| Commercial Landlord-Tenant Relations during the COVID-19 Pandemic | Spring 20-15 |
| How Being Quarantined with a Three Year-Old is Making Me a Better Land Use Attorney | Spring 20-5 |
| Virginia Real Estate in the Time of COVID | Fall 20-37 |
| Deeds of Trust | |
| Eminent Domain for Underwater Mortgages | Spring 15-20 |
| Inquiry Notice (<i>Wells Fargo Bank v. Crowther</i>) | Spring 10-45 |
| Mortgagee Consent to Reassignment of Parking Space (<i>Nicksolat v. Gharavi</i>) | Fall 13-23 |
| Deeds | |
| Deeds in Escrow | Fall 06-32 |
| Deeds in Lieu of Foreclosure | Spring 11-83 |
| Effect of Transfer Deed Type on Title Insurance Coverage Forms | Fall 08-41 |
| Free Deed Copies Scam | Spring 14-107 |
| Re-recording a Deed | Fall 17-37 |
| Re-recording a Deed: Subsequent Legislation | Fall 17-40 |
| Technical Language Traps | Spring 10-124 |
| Transfer on Death Deeds (URPTODA) | Spring 14-73 |
| Disability | |
| Accessible Design under the Fair Housing Act | Fall 99-3 Spring 23-13 |
| Animals In The House! | |
| Protecting Clients' Interests in Case of their Attorney's Disability or Incapacity | Spring 02-128 |
| Reasonable Accommodation of Assistance/Service Animals | Spring 14-112 |
| Transactions by persons under Americans with Disabilities Act | Fall 91-47 Spring 92-70 |
| Trends in ADA Compliance Litigation | Fall 16-28 |
| Disclosure | |
| Duty to Disclose Material Facts (<i>Walton v. Aguilar</i>) | Spring 11-97 |
| Interstate Land Sales Full Disclosure Act | Fall 09-16 |

| | |
|--|--------------------------------|
| Obligations of Condominium Unit Owner | Fall 93-27 |
| Overview of Property Condition Disclosures in Virginia | Fall 14-25 |
| See also Virginia Real Estate Brokers and Salespersons Act; Virginia Residential Property Disclosure Act. | |
| | |
| Drafting | Spring 12-41 |
| | |
| Easements | |
| By Estoppel | |
| <i>Prospect Development Co. v. Bershader</i> | Fall 99-35 |
| By Necessity | |
| <i>Am. Sm. Bus. v. Frenzel</i> | Fall 89-35 |
| <i>Dillingham v. Hall</i> | Fall 88-25 |
| By Prescription (<i>Callahan v. White</i>) | Fall 89-26 |
| Cancellation of Atlantic Coast Pipeline | Fall 23-30 |
| Dominion Energy Cancels the Atlantic Coast Pipeline | Fall 20-3 |
| Line of Sight Easements and Marketable Title | Fall 02-20 |
| Necessary Parties (<i>Raney v. 437 Land Co.</i>) | Fall 87-27 |
| Overview | Spring 04-127 Spring 04-138 |
| | |
| Public Park (<i>Laughlin v. Morauer</i>) | Fall 88-24 |
| Secondary Easements | Fall 09-19 |
| Use Descriptions | Spring 13-6 |
| See also Conservation Easements. | |
| | |
| Elder Law | |
| | |
| Electronic Systems | |
| Bits and Bolts | Spring 18-25 |
| Blockchain & Real Estate | Spring 18-40 |
| Corsican Controversy – Be Wary of Wire Transfers | Spring 23-19 |
| Cybersecurity for Real Estate Practitioners | Spring 18-10 |
| Cyber Security Tips for Attorneys | Fall 14-17 |
| Cyber Spies Sway Litigation Battles and Break into Attorney Emails | Fall 22-7 |
| Data Encryption | Fall 13-17 |
| E-Notary: Where We’re Going We Won’t Need Roads | Spring 21-67 |
| Electronic Filing of Incorrect Cover Sheets (<i>Mega International Commercial Bank v. MCAP</i>) | Fall 07-28 |
| Mortgage Electronic Registration System | Fall 00-3 |
| Security Measures for Electronic Transactions | Fall 13-30 |
| The Godfathers of Cybercrime: The 2022 Verizon Report | Fall 23-32 |
| Uniform Real Property Electronic Recordation Act | Spring 03-125 |
| See also Land Records Systems. | |
| | |
| Eminent Domain | |
| Condemnation of Leased Property | Spring 11-125 |
| Constitutional Amendment of 2012 | Spring 12-23 Fall 12-11 |
| | |
| Effect of the Probability of Rezoning on Valuation | Spring 09-26 |

| | |
|---|---------------|
| Eminent Domain of Underwater Mortgages | Spring 15-20 |
| <i>Kelo v. City of New London</i> | Spring 06-96 |
| <i>Kelo</i> -Styled Takings in Virginia | Spring 10-97 |
| Limitation on Takings for Elimination of Blight (<i>PKO Ventures, LLC v. Norfolk Redevelopment & Housing Authority</i>) | Fall 13-5 |
| Limitations on Discovery | Fall 08-31 |
| Project Influence Rule | Fall 10-47 |
| Recent Developments <i>Tahoe-Sierra Preservation Council v. Tahoe Regional Planning Agency</i> | Spring 11-51 |
| | Fall 02-16 |
| Environmental Issues | |
| C-Pace in Virginia | Spring 21-13 |
| Environmental Site Assessments | Spring 04-199 |
| Greening Real Estate Documents | Fall 09-3 |
| PFAS is Coming: The Time to Prepare is Now | Fall 22-45 |
| Stormwater Regulation in Virginia | Spring 11-91 |
| Stream Perenniality under the Chesapeake Bay Preservation Act | Spring 04-193 |
| Uniform Environmental Servitudes Act Project | Spring 02-137 |
| Vested and Grandfathered Rights under the Chesapeake Bay Preservation Act | Spring 05-96 |
| Violations | Spring 02-149 |
| | Spring 02-151 |
| Virginia Byways Program & Protection Measures | Spring 91-25 |
| Virginia's New Regulations and One-Stop Shopping | Spring 02-116 |
| See <i>also</i> Chesapeake Bay Preservation Act; Clean Water Act; Comprehensive Environmental Response, Compensation, and Liability Act; Radon. | |
| Ethics | |
| Answering the Call to Serve: Cultural Competency in the Legal Profession | Fall 22-10 |
| Client Files | Fall 06-3 |
| Confidentiality after the Gramm-Leach-Bliley Act | Spring 04-186 |
| Disclosure of Nonpublic Personal Information under the Gramm-Leach-Bliley Act | Spring 14-94 |
| Dual Representation | Spring 12-45 |
| Multi-State Real Estate Closings | Spring 08-55 |
| Professionalism | Fall 17-32 |
| Protecting your Clients' Interests in Case of Your Disability or Incapacity | Spring 02-128 |
| What Do I Do If See LEO; UPL. | Fall 10-6 |
| Executors | |
| Power to Sell | Fall 03-38 |
| Fair Debt Collection Practices Act Applicability to Creditor's Lawyers | Spring 96-40 |

| | |
|---|---------------|
| Applicability to Foreclosure Lawyers | Spring 96-57 |
| Applicability to Real Estate Foreclosures | Spring 95-76 |
| Fair Housing Act | |
| FannieMae | |
| Federal Deposit Insurance Corporation Transaction Account Guarantee Program | Fall 09-34 |
| Fees | |
| Felons Capacity to Conduct Real Estate Transactions | Spring 02-133 |
| Financing and Financial Institutions | |
| Financing Through Commercial Mortgage Backed Securities Market | Fall 00-36 |
| Fraudulent Loans | Fall 08-39 |
| <i>In re TOUSA</i> | Spring 13-13 |
| JOBS Act | Fall 12-5 |
| Mezzanine Financing | Fall 03-51 |
| Refinancing Recordation Taxes | Fall 12-9 |
| Subprime Meltdown | Fall 07-3 |
| Tax-Exempt Bond Financing under the Stimulus Legislation | Spring 09-46 |
| Underwriting in a Slower Economy | Fall 04-22 |
| First Amendment | |
| Free Exercise of Religion and Prohibiting the Incorporation of Churches | Spring 02-90 |
| <i>(Falwell v. Miller)</i> | Fall 02-39 |
| Incorporating Churches After <i>Falwell v. Miller</i> | Spring 04-160 |
| Fixtures | Spring 12-30 |
| Flood Plains | |
| Foreclosure | |
| Buying Distressed Property | Spring 09-50 |
| Deeds in Lieu of Foreclosure | Spring 11-83 |
| Failure to Meet Statutory Requirements | Spring 09-40 |
| Foreclosure Provisions of the Virginia Condominium Act and Virginia Property Owners' Association Act | Spring 04-230 |
| Foreclosures | Spring 10-65 |
| Liens Against Foreclosed Property Located in Two Localities | Spring 10-112 |
| Recent Developments | Spring 11-72 |
| Residential Foreclosure Litigation | Spring 10-56 |
| Title Defects | Spring 12-54 |
| Foreign Investment in Real Property Act | |

| | |
|--|---------------|
| Nonforeign Affidavit | Spring 11-104 |
| Forfeiture of Realty in Federal Court | |
| Fraud | |
| Fraudulent Loans | Fall 08-39 |
| Gramm-Leach-Bliley Act | |
| Privacy Provisions | Spring 14-94 |
| Greening Real Estate Documents | Fall 09-3 |
| Handbook for RPS | Fall 08-69 |
| Historic Sites | |
| Housing | |
| Discrimination Against Persons with Disabilities | Spring 14-112 |
| Fair Housing Laws and Virginia Community Associations | Fall 22-32 |
| Navigating Anglo-American Barriers to Native Nation Housing Development | Fall 22-14 |
| Protecting Tenants at Foreclosure Act | Spring 10-74 |
| Tenant's Estoppel Letter | Fall 04-19 |
| See Fair Housing Act. | |
| Immigrant Investor Program ("EB-5") | |
| EB-5 Capital for Commercial Real Estate Development | Fall 13-32 |
| Insurance | |
| Construction | Spring 01-102 |
| FDIC Insurance | Fall 08-3 |
| Homeowners and Dwelling Fire Policies | Fall 06-19 |
| Insurance Provisions for Assumption of Risk in Commercial Leases | Spring 04-169 |
| Waivers and Subrogation in Commercial Leases | Fall 10-24 |
| See Title Insurance. | |
| Internet | |
| Cyber Security Tips for Attorneys | Fall 14-17 |
| Evolution of E-Commerce | Fall 17-8 |
| "I'm Afraid You Shouldn't Do That, Dave": Proactive Data Security | Spring 18-19 |
| Secure Email – A Primer | Fall 17-19 |
| Security Measures for Internet Banking | Fall 13-30 |
| Interstate Land Sales Full Disclosure Act | |
| Applicability of Non-discharge Provision of the Bankruptcy Code | Fall 95-49 |
| <i>Childs v. Wintergreen Development, Inc.</i> | Fall 99-63 |
| Condominium Sales | Fall 09-16 |
| Illegal Sales Practices | Fall 95-59 |

IRS

Like-Kind Exchanges Spring 03-131
Real Estate Reporting
See *also* Taxes.

Landlord and Tenant

Bankruptcy Spring 01-85
Protecting the Tenant from Landlord Bankruptcies Fall 04-14
Commercial Leases
Maintenance and Exculpatory Clauses
(*Landmark HHH v. Park*) Fall 09-11
Restrictions Spring 01-97
Expansion of Law—2017 Acts of Assembly Fall 17-26
Protecting Tenants at Foreclosure Act Spring 10-74
Renters With Criminal History as Quasi-Protected Class Spring 23-22
Residential Leasing to Military Families Fall 14-20
Tenancy and Criminal Liability Spring 07-127
Tenant's Estoppel Letter Fall 04-19
See *also* Bankruptcy and Creditors; Leases.

Land Records Systems

Land Use

Smart Growth Project in Clarendon Spring 11-62
Stormwater Regulation in Virginia Spring 11-91
Tahoe-Sierra Preservation Council v. Tahoe Regional Planning Agency Fall 02-16
Underlying Legislation Not Reviewable
Under Writ of Certiorari Fall 93-25
Vegetative Encroachments (*Fancher v. Fagella*) Fall 07-11
Fall 07-16
Vested Rights Spring 01-57

Leases

Casualty Loss for Disasters Spring 02-144
Condemnation of Leased Property Spring 11-125
Distinguished from license Fall 91-19
Effect of Bankruptcy Sale Fall 03-67
Insurance Provisions for Assumption of Risk
In Commercial Leases Spring 04-169
Liability in the Short-Term Rental Industry Fall 20-5
Maintenance and Exculpatory Clauses
(*Landmark HHH v. Park*) Fall 09-11
Protecting Tenants at Foreclosure Act Spring 10-74
Residential Leasing to Military Families Fall 14-20
See *also* Landlord and Tenant.

LEED and Green Real Estate Documents

Fall 09-3

Legal Notice

Legal Opinions

Ethics

Virtual Law Office

Spring 13-73

Inclusive Real Estate Secured Transaction Opinion

Fall 99-107

Legislative Process

Spring 03-147

Legislative Updates

Federal

1992 Legislation

Spring 92-16

Virginia

Spring 02-3

Spring 03-3

Spring 03-102

Spring 04-3

Spring 04-11

Spring 05-65

Spring 05-70

Spring 06-67

Spring 06-74

Spring 07-56

Spring 07-62

Spring 08-27

Spring 08-32

Spring 09-19

Spring 09-24

Spring 10-17

Spring 10-24

Spring 11-33

Spring 11-39

Spring 12-102

Spring 14-14

Spring 14-25

Spring 15-28

Spring 17-28

Spring 18-85

Spring 19-10

Spring 21-87

Revision of Title 55, Code of Virginia

Spring 19-19

Virginia Bill List

Spring 17-5

Spring 18-75

Spring 19-3

Spring 21-79

LEO

Attorney/Client Relationship

Fall 90-46

Attorney's Delegation to Nonlawyer

Fall 93-2

Attorney Relationships with Title Insurance Agencies

| | |
|--|--|
| LEO #1564 | Fall 94-2 Spring 95-3 Spring 95-91 Fall 98-42 |
| Under Proposed LEO #1564 | Spring 94-47 Fall 94-9 Fall 94-12 |
| Closing Fees | Fall 87-5 Fall 89-7 Fall 90-46 Fall 93-2 |
| Conflict of Interests | Spring 93-108 |
| Depositing Client Funds in a Bank Account | Spring 93-108 |
| Duty of Disclosure | Spring 88-36 Fall 93-2 Fall 98-42 |
| Imposing a Fee on a Non-client for a Release | Spring 93-108 |
| LEO 1742 | Fall 00-33 Fall 00-30 |
| <i>Pickus v. Virginia State Bar</i> and Representation by a Title Company | |
| Split Settlements | Fall 08-34 |
| Unrepresented Parties after CRESPA | Fall 01-2 |
| Multiple Representation | Spring 88-36 Spring 93-108 |
| Multiple Status as a Witness and Advocate | Spring 93-108 |
| Release of Trust | Spring 88-36 |
| Virginia State Bar Opinions | Fall 91-35 |
| Wet Settlement Act | Spring 93-108 Spring 94-63 |
| Liens | |
| Federal Tax Lien and Tenancies by the Entirety (<i>United States v. Craft</i>) | Fall 02-23 |
| Lien Obligors and Mortgage Satisfactions | Fall 04-10 |
| Liens Against Foreclosed Property Located in Two Localities | Spring 10-112 |
| Selected Issues | Spring 11-114 |
| Priority of First Trust Liens over Condominium Association | |
| Liens (<i>HomeSide Lending, Inc. v. Unit Owners Ass'n of Antietam Square Condo.</i>) | Spring 01-72 |
| Virginia Broker's Lien Act | Spring 03-121 |
| Like-Kind Exchanges | |
| Tax Issues in Defeating Conduit Loans | Spring 08-57 |
| Tenant-in-Common Structure | Spring 03-131 |
| Limited Liability Companies | |
| Malpractice | |
| How to Avoid | Spring 04-232 |
| Of Title Abstractor | Spring 94-43 |

| | |
|--|--|
| Top Ten Mistakes | Spring 94-71 |
| Marital Property | |
| Marketable Title and Judicial Sales and Line of Sight Easements | Fall 94-31 Fall 02-20 |
| Mechanic's Liens Agent Appointment Selected Issues Title Coverage | Spring 06-93 Spring 11-114 Spring 90-25 |
| Mediation Role in Real Estate Disputes | Fall 09-27 |
| Mineral Rights Quarry Valuation in Litigation | Spring 20-18 |
| Mobile Homes | |
| Mortgages and Debt Security Back from the Dead: Zombie Second Mortgages Determining the Lien Obligor Disclosure Requirements Under TIL Regulation Z Fees for Payoff (<i>Williams v. First Union Mortgage Corp.</i>) Financing Through Commercial Mortgage Backed Securities Market <i>In re TOUSA</i> Mortgage Workouts Securities Options to Counter Reduced Loans Subprime Meltdown Tax Issues in Defeasing Conduit Loans | Fall 22-43 Fall 04-10 Fall 95-17 Fall 97-101 Fall 00-36 Spring 13-13 Fall 06-32 Spring 11-77 Fall 07-3 Spring 08-57 |
| Notary Restrictions | Spring 07-130 |
| Nuisances Vegetative Encroachments (<i>Fancher v. Fagella</i>) | Fall 07-11 Fall 07-16 |
| Opinion Letters Inclusive Real Estate Secured Transaction Opinion | Fall 99-107 |
| Patriot Act Real Estate Settlements | Spring 03-90 |
| Payoffs Private Noteholders and Credit Line Loans Private Noteholders and Credit Line Loans–Update | Fall 95-55 Spring 14-99 |
| Power of Attorney | |

| | |
|--|---------------|
| Professionalism | |
| Real Estate Attorneys | Fall 09-23 |
| SEC Standards of Conduct for Attorneys | Fall 02-54 |
| Tips for New Real Estate Attorneys | Fall 09-29 |
| Proffers | |
| Conditional Zoning | Fall 88-6 |
| Proffer Reform | Fall 18-19 |
| The Pretextual Chilling Effect of the 2016 Proffer Law | Spring 18-47 |
| Voluntary Proffer Requirement (<i>Board of Supervisors of Powhatan County v. Reed's Landing Corp.</i>) | Spring 96-55 |
| Property Owners Associations | |
| Collection of Unpaid HOA Assessments after Bankruptcy Filing (<i>Brambleton Community Association v. Than</i>) | Spring 10-108 |
| Developer Control of POAs | Fall 10-32 |
| HOA Books and Records Requests | Spring 21-34 |
| Remedy of Injunctive Relief in General District Court | Spring 14-104 |
| Security Cameras in HOAs and Condominiums | Spring 23-9 |
| See Virginia Property Owners' Association Act. | |
| Real Estate Practice | |
| A Solution to the Silver Tsunami | Spring 23-5 |
| Defining 'Wellness': How Common Language Surrounding the Risks of Lawyering Fosters Connection and Improves our Profession | Fall 21-7 |
| Property Law from the Perspective of a Recently Barred Practitioner | Fall 21-5 |
| The Joys of Title Law | Spring 14-110 |
| Real Estate Settlement Procedures Act (RESPA) | |
| Settlement Agreement (ALT) | Fall 08-65 |
| See <i>also</i> Affiliated Business Arrangement. | |
| Real Estate Transactions | |
| Attachment of Pro Forma List of Title Insurance Exceptions to Deed of Bargain and Sale | Fall 14-6 |
| CLE Handbook | Spring 02-152 |
| Recent Developments | |
| Recordation | |
| Additional Recordation Fees for Deeds | Fall 02-49 |
| Clerks' Liability for Delays | Spring 06-102 |
| | Spring 06-104 |
| Cover Sheet and PIN Legislation | Fall 00-68 |
| Electronic Filing of Incorrect Cover Sheets (<i>Mega International Commercial Bank v. MCAP</i>) | Fall 07-28 |
| Electronic Recording | Spring 05-88 |

| | | |
|---|---------------|------------|
| Electronic Recording in Fairfax County | Fall 13-39 | |
| Electronic Recording: Issues and (Some) Answers | Spring 18-19 | |
| Fee Increase | Spring 02-147 | |
| Inquiry Notice and Prior Deed of Trust (<i>Wells Fargo Bank v. Crowther</i>) | Spring 10-45 | |
| Proposed Changes to Recording Standards (December 2014) | Fall 14-8 | |
| Recordation Taxes | Spring 13-17 | |
| On Refinances | Fall 12-9 | |
| Uniform Real Property Electronic Recordation Act | Spring 03-125 | |
| See <i>also</i> Electronic Systems; Land Records Systems. | | |
| Recreational Facilities | | |
| Riparian Rights | | |
| Reasonable Use | Fall 00-73 | |
| Waterfront Properties | Fall 18-39 | |
| Settlements | | |
| Bond Form | Fall 10-81 | |
| Settlement Agents | Fall 10-62 | |
| Wet Settlement Act | Fall 10-62 | |
| See Closings; Fees; FHA Loan Instructions; LEO; Payoffs; RESPA; Title Insurance; UPL. | | |
| Slander of Title and the Limitations Period | | Fall 10-38 |
| Solar Leases | | |
| Negotiating Solar Leases | Spring 20-30 | |
| Subdivision | | |
| Disclosure | | |
| <i>Childs v. Wintergreen Development, Inc.</i> | Fall 99-63 | |
| Illegal Subdivisions and Title Insurance | Spring 21-9 | |
| Surveying | | |
| ALTA/ACSM Survey Standards | Spring 11-100 | |
| Land Assemblages | Spring 01-65 | |
| Takings | | |
| Taxes | | |
| Defeating Conduit Loans | Spring 08-57 | |
| FIRPTA Nonforeign Affidavit and Duty to Withhold | Spring 11-104 | |
| G(6) Limitation of 1031 Transaction | Fall 02-11 | |
| Identifying § 1031 Exchanges | Fall 16-17 | |
| Issues Involving § 1031 Exchanges in a Down Market | Spring 10-119 | |
| 1031 vs. Opportunity Zone – Which to Use and When | Spring 21-17 | |
| Land Preservation Tax Credits | Spring 04-235 | |
| QO Zone Tax Incentives | Fall 18-31 | |
| Recordation Taxes | Fall 12-9 | |

| | |
|--|---------------|
| Reporting Requirements | Spring 21-39 |
| Reverse Exchanges | |
| Safe Harbor | Fall 00-49 |
| Structuring Reverse Like-Kind Exchanges | Spring 04-204 |
| Tenancy in Common and 1031 Exchanges | Spring 02-103 |
| Telecommunications Act of 1996 | |
| Community Associations | Spring 98-106 |
| Over-the-Air Reception Devices Rule | Spring 99-70 |
| Effects on Real Estate Transactions | Spring 01-45 |
| Tower Siting | Spring 98-41 |
| | Fall 98-53 |
| Technology | |
| Backing Up Files | Fall 04-31 |
| Distributed Ledger Technology and the New Era of Real Estate Transactions | Fall 21-66 |
| | Fall 04-25 |
| Security for Small and Mid-Size Law Firms | |
| See <i>also</i> Computer Use. | |
| Tenancies | |
| Impact of <i>United States v. Craft</i> | Spring 04-209 |
| Tenancy by the Entirety | |
| Impact of Federal Tax Lien Against One Spouse | |
| (<i>United States v. Craft</i>) | Spring 02-90 |
| Property Settlement Agreements (<i>DeSpringo v. DeSpringo</i>) | Spring 11-109 |
| Tenancy in Common | |
| 1031 Exchanges | Spring 02-103 |
| TIC Industry and the Credit Crunch | Spring 08-47 |
| TIC Movement | Spring 07-110 |
| Title | |
| Examination Standards Section 1031 Exchange | Spring 12-27 |
| Slander of Title and the Limitations Period | Fall 10-38 |
| Trying Title | Spring 17-75 |
| Title Insurance | |
| Administrative Letter 2009-11 (Remittance of Title Premium and Issuance of Policy) | Spring 10-126 |
| Advising buyers of availability of Owner's Title Insurance | Spring 15-10 |
| Attachment of Pro Forma List of Title Insurance Exceptions to Deed of Bargain and Sale | Fall 14-6 |
| Credit Card Acceptance | Spring 13-28 |
| Effect of Transfer Deed Type on Title Insurance Coverage | Fall 14-48 |
| Encouraging Clients to Choose Title Insurance Coverage | Fall 14-38 |
| How Did I Get into the Title Insurance Business? Twice? | Spring 23-7 |
| How I Got into Title Insurance and Why I Stayed | Fall 23-5 |
| Identifying Liens, Judgments, and Other Items in Title Commitments and Policies | Spring 04-180 |

| | |
|---|---------------|
| Insuring Title to Church Real Estate | Fall 05-15 |
| Issues Relating to HUD Regs, Foreclosures, Surveys, Mechanics' Liens and Fraud | Fall 10-54 |
| Kickbacks, Rebates, and Commissions | Spring 92-52 |
| My Journey in Real Estate | Fall 23-7 |
| Review of Selected ALTA Title Insurance Policy Terms and Conditions | Fall 14-29 |
| Subrogation | Spring 12-63 |
| Surety Bond Protection for Title Insurers | Spring 10-104 |
| Underwriting in a Slower Economy | Fall 04-22 |
| Unfair Discrimination | Fall 04-39 |
| | Fall 04-42 |
| Transfer Fee Covenants | Fall 10-43 |
| | Spring 11-87 |
| Trust | |
| Best Practices for Disbursing Client Trust Account Funds | Fall 14-50 |
| Transferring Property Held In Trust | Spring 03-137 |
| UCC | |
| Determining the Law Governing Attachment, Perfection, and Priority | Fall 04-3 |
| Uniform Environmental Servitudes Act Project | Spring 02-137 |
| Uniform Laws | |
| Drafting Committees | Fall 02-67 |
| Uniform Mortgage Satisfaction Act | |
| Determining the Lien Obligor | Fall 04-10 |
| Uniform Real Property Electronic Recordation Act | Spring 03-125 |
| | Spring 04-177 |
| Uniform Real Property Transfer On Death Act (URPTODA) | |
| Applicability in Virginia; Potential Issues | Spring 14-73 |
| Unlawful Detainer | Fall 22-39 |
| UPL | |
| Deeds of Trust | Spring 89-4 |
| <i>Fears v. Virginia State Bar</i> | Spring 00-22 |
| Status of UPL Opinion 183 | Fall 95-3 |
| UPL Opinion 183 | Fall 96-4 |
| | Fall 96-18 |
| | Fall 96-20 |
| | Fall 96-21 |
| | Fall 96-24 |
| | Fall 96-47 |

| | |
|--|---|
| | Fall 98-2 Fall 98-16 Spring 00-22 |
| Utilities | |
| Solar Leases | |
| Negotiating Solar Leases | Spring 20-30 |
| Variance | |
| Legislative Reactions to <i>Cochran's</i> Limitations on Variances | Spring 07-86 |
| Vested Rights | |
| Language of Vested Rights | Fall 20-23 |
| <i>Suffolk BZA v. City of Suffolk</i> | Spring 04-218 |
| Under Virginia Law | Spring 01-57 |
| Virginia Broker's Lien Act | Spring 03-121 |
| Virginia Business Trust Act | Spring 02-123 |
| Virginia Property Owners' Association Act | |
| Cancellation of Contract | Spring 03-144 |
| Legislation Perfecting Foreclosure | Spring 04-230 |
| Striking a Balance: The Impact of Airbnb on Homeowner's Associations | Fall 23-13 |
| Virginia Real Estate Time-Share Act | |
| Preparing to Advise an Unhappy Time-Share Owner | Fall 20-32 |
| Virginia Residential Property Disclosure Act | |
| Overview of Property Condition Disclosures in Virginia | Fall 14-25 |
| Water | |
| Community Dams | Fall 17-44 |
| Impact Fees | Fall 88-10 |
| Stormwater Regulation in Virginia | Spring 11-91 |
| See also Riparian Rights. | |
| Wetlands | |
| Adjacent Wetlands (<i>United States v. Banks</i>) | Spring 02-140 |
| Non-Tidal Wetlands | Spring 00-30 |
| One-Stop Shopping Myth | Spring 02-116 |
| Violations | Spring 02-149 Spring 02-151 |
| Wills and Estates (including Trusts) | |
| Administration of Estates | |
| Real and Personal Property | Spring 00-38 |
| Holding on to a Family Legacy | Fall 21-55 |
| Virginia and the Uniform Partition of Heirs Property Act: A | |

| | |
|--|----------------------------|
| Partition Law Reform in the Wake of the Uniform Partition of Heirs Property Act | Fall 22-49 |
| Practical Guide to the New Law | Fall 21-59 |
| Property Tax Foreclosures on Heirs Property | Fall 23-14 |
| Zoning | |
| Cellular Tower Siting (<i>AT&T Wireless PCS v. City of Virginia Beach</i>) | Spring 98-41 Fall 98-53 |
| Loudoun County Downzoning Litigation | Fall 03-59 |
| Probability of Rezoning and Just Compensation Variance | Spring 09-26 |
| Legislative Reactions to <i>Cochran's</i> Limitations on Variances | Spring 07-86 |
| Vested Rights | Spring 01-57 |
| Virginia Zoning Determination | Fall 18-9 |
| See <i>also</i> Land Use. | |