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EMPLOYMENT

1988– YALE LAW SCHOOL
Walter E. Meyer Professor of Property and Urban Law, 1988–; Deputy Dean, 1991–92. Teaching subjects (since 1970): Property, Torts, Land Use, Land Transactions, Urban Legal History, The Homeless and the Law, Oil & Gas, Local Government Law, various seminars

1981–1988 STANFORD LAW SCHOOL
Robert E. Paradise Professor of Natural Resources Law, 1985–1988; Professor, 1981–1985

1970–1981 UNIVERSITY OF SOUTHERN CALIFORNIA LAW SCHOOL
Professor, 1975–1981; Associate Professor, 1972–1975; Assistant Professor, 1970–1972

Visitorships HARVARD LAW SCHOOL, Fall 2000; YALE LAW SCHOOL, 1984–1985; STANFORD LAW SCHOOL, 1977; UNIVERSITY OF CHICAGO LAW SCHOOL, 1974–1975

1968–1970 LEVITT & SONS, Lake Success, New York (homebuilding firm)
Coordinator, Operations Group, 1969–1970; Manager, Urban Affairs, 1968–1969

1967–1968 PRESIDENT'S COMMITTEE ON URBAN HOUSING (KAISER COMMITTEE), Washington, D.C., Attorney-Advisor; wrote about one-half of final report

EDUCATION

1966–1967 MASSACHUSETTS INSTITUTE OF TECHNOLOGY,
Department of Urban and Regional Planning

1963–1966 YALE LAW SCHOOL, LL.B.

1959–1963 OBERLIN COLLEGE, A.B. *Magna cum laude* with high honors in Government.
Phi Beta Kappa (junior year).

PUBLICATIONS

Books:

THE HOUSEHOLD: INFORMAL ORDER AROUND THE HEARTH, Princeton University Press (Hardcover 2008; Paperback 2010).

LAND USE CONTROLS: CASES AND MATERIALS (3rd ed.) (with Vicki L. Been), Aspen Law and Business (2005).

PERSPECTIVES ON PROPERTY LAW (with Carol M. Rose and Bruce A. Ackerman), Aspen Law and Business (3rd ed. 2002).

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ORDER WITHOUT LAW: HOW NEIGHBORS SETTLE DISPUTES, Harvard University Press (Hardcover 1991; Paperback 1994).

CASES AND MATERIALS ON LAND-USE CONTROLS (with A. Dan Tarlock), Little, Brown & Company (1981). Supplement (1984). Supplement (1988).

A DECENT HOME: THE REPORT OF THE PRESIDENT'S COMMITTEE ON URBAN HOUSING (Parts 2, 4, 5, 7, 8, 10, 11, 12). Washington, D.C.: U.S. Govt. Printing Office (1969).

Longer Articles:

Legal Sources of Residential Lock-Ins: Why French Households Move Half as Often as U.S. Households, 2012 U. ILL. L. REV. 373-404.

The Costs of Complex Land Titles: Two Examples from China, 6 TSINGHUA L.J. 1-20 (2012) (in Chinese).

The Inevitable Trend Toward Universally Recognizable Signals of Property Claims: An Essay for Carol Rose, 19 WM. & MARY BILL RTS. J. 1015-1032 (2011).

The False Promise of the Mixed-Income Housing Project, 57 UCLA L. REV. 983-1021 (2010).

Unpacking the Household: Informal Property Rights Around the Hearth, 116 YALE L.J. 226 (2006).

The Market for Social Norms, 3 AM. L. & ECON. REV. 1-49 (2001).

Taming Leviathan: Will the Centralizing Tide of the Twentieth Century Continue into the Twenty-first?, 74 S. CAL. L. REV. 101-18 (2000).

Trends in Legal Scholarship: A Statistical Study, 29 J. LEGAL STUD. 517-43 (2000).

New Institutions for Old Neighborhoods, 48 DUKE L.J. 75-110 (1998).

Law and Economics Discovers Social Norms, 27 J. LEGAL STUD. 537-52 (1998).

Controlling Chronic Misconduct in City Spaces: Of Panhandlers, Skid Rows, and Public-Space Zoning, 105 YALE L.J. 1165-1248 (1996).

Ancient Land Law: Mesopotamia, Egypt, Israel, 71 CHI.-KENT L.REV. 321-411 (1995) (with Thorland).

Property in Land, 102 YALE L.J. 1315-1400 (1993).

The Untenable Case for an Unconditional Right to Shelter, 15 HARV. J.L.&PUB. POL'Y 17-34 (1992).

The Homelessness Muddle, PUBLIC INTEREST, No. 99, at 45-60 (Spring 1990).

Bringing Culture and Human Frailty to Rational Actors, 65 CHI.-KENT L. REV. 23-55 (1989).

The Case for Coase and Against Coaseanism, 99 YALE L.J. 611-630 (1989).

A Hypothesis of Wealth-Maximizing Norms: Evidence from the Whaling Industry, 5 J.L. ECON. & ORG. 83-97 (1989).

A Critique of Economic and Sociological Theories of Social Control, 16 J. LEGAL STUD. 67-99 (1987).

Adverse Possession and Perpetuities Law: Two Dents in the Libertarian Model of Property Rights, 64 WASH. U. L.Q. 723-737 (1986).

Of Coase and Cattle: Dispute Resolution Among Neighbors in Shasta County, 38 STAN. L. REV. 623-87 (1986), reprinted in 18 LAND USE &ENVIRONMENT L. REV. 79-143 (Stuart L. Deutsch ed., 1987).

Cities and Homeowners Associations, 130 U. PA. L. REV. 1519-80 (1982).

The Irony of Inclusionary Zoning, 54 S. CAL. L. REV. 1167-1216 (1981), reprinted in 14 LAND USE & ENVIRONMENT L. REV. 197-246 (Stuart L. Deutsch ed., 1983).

Public Property Rights: A Government's Rights and Duties When Its Landowners Come Into Conflict with Outsiders, 52 S. CAL. L. REV. 1627-69 (1979), reprinted in 12 LAND USE & ENVIRONMENTAL L. REV. 129-174 (Donald Hagman ed., 1981).

Suburban Growth Controls: An Economic and Legal Analysis, 86 YALE L.J. 385-511 (1977).

Alternatives to Zoning: Covenants, Nuisance Rules, and Fines as Land Use Controls, 40 U. CHI. L. REV. 681-781 (1973) [reprinted in Ackerman, ECONOMIC FOUNDATIONS OF PROPERTY LAW (1975)].

Chapters in books

The Mediocrity of Government Subsidies to Mixed-Income Housing Projects, in PROPERTY RIGHTS AND LAND POLICIES (Gregory K. Ingram & Yu-Hung Hong eds., 2009).

Comparative Institutional Competence, in LOSING GROUND: A NATION ON EDGE 271-78 (John R. Nolon & Daniel B. Rodriguez eds., 2007).

Norms of the Household, in NORMS AND THE LAW 59-88 (John N. Drobak ed., 2006).- 4

The Puzzle of the Optimal Social Composition of Neighborhoods, in THE TIEBOUT MODEL AT FIFTY: ESSAYS IN PUBLIC ECONOMICS IN HONOR OF WALLACE OATES 199-209 (William A. Fischel ed., 2006).

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The Irony of InclusionaryZoning, in RESOLVING THE HOUSING CRISIS 135-187 (M. Bruce Johnson ed., 1982).

Public Property Rights: Vicarious Intergovernmental Rights and Liabilities as a Technique for Correcting Intergovernmental Spillovers in ESSAYS ON THE LAW AND ECONOMICS OF LOCAL GOVERNMENTS 51-101 (Daniel Rubinfeld ed., 1979).

Shorter Works:

Commentary on William Fischel's *The Evolution of Zoning Since the 1980s: The Persistence of Localism*, *in* PROPERTY IN LAND AND OTHER RESOURCES 288 (Daniel H. Cole & Elinor Ostrom eds., Lincoln Institute of Land Policy, 2012).

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Federalism and Kelo: *A Question for Richard Epstein*, 44 TULSA L. REV. 751-763 (2009).

Unpacking the Household: Informal Property Rights Around the Hearth, 116 YALE L.J. POCKET PART 336-340 (2007).

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A Private Idaho in Greenwich Village?, 115 YALE L.J. POCKET PART 5-8 (2005).

Response to "The Effects of Land Use Regulation on the Price of Housing: What Do We Know? What Can We Learn?," by John M. Quigley and Larry A. Rosenthal, 8 CITYSCAPE 261-64 (2005).

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The Dauntless Gary Schwartz, 50 UCLA L. Rev. 265-68 (2002).

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Comment on "Contracting, Enforcement, and Efficiency: Economics beyond the Law," by Avner Greif, ANNUAL WORLD BANK CONFERENCE ON DEVELOPMENT ECONOMICS 266-270 (M. Bruno & B. Pleskovic eds., 1997).
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A Reply to Michelman and Frug, 130 U. PA. L. REV. 1602-08 (1982).

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Comments on Regulation of Mortgage Lending in the Inner City, *in* URBAN HOUSING 179-85 (Federal Home Loan Bank of San Francisco 1979).

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Note, *Government Housing Assistance to the Poor*, 76 YALE L.J. 508-544 (1967).

BAR ADMISSIONS California, 1971; District of Columbia, 1967

PROFESSIONAL ACTIVITIES Adviser, Restatement (Third) of Property: Servitudes, 1986-2000
American Law and Economics Association (Board of Directors, 1993-95; Secretary-Treasurer, 1998-99; Vice President, 1999-2000, President, 2000-01)
Member, American Law Institute

HONORS William & Mary Law School's Brigham-Kanner Property Rights Prize for Property Scholarship, 2008

Order of the Coif Triennial Award, 1996 (for ORDER WITHOUT LAW)

Fellow, American Academy of Arts and Sciences (since 1995)

USC Associates Award for Teaching Excellence, 1977

University of Miami Law and Economics Center's Annual Prize for Distinguished Scholarship in Law and Economics, 1977