

Real Property Outline

Notes **2018-2019**

Ch 1: The Right to Exclude

Common Law Property Rights

- 1. Ownership is both a personal and real right
- 2. The right to exclude is a principle of law's dependent on society's recognition
 - o This social structure has other characteristics that affect the right to exclude
 - o The individual's right to exclude others from his or her property
- 3. Every person's constitutional right to the peaceful enjoyment of his or her property for any purpose/individual's right that against another (as well)
 - o Includes almost all incidents that accompany a constitutional interest in property

Constitutionality

- 1. Ownership of real property includes the right to exclude others and government's power to regulate conduct
- 2. Courts have property interest doctrine doctrine says that denying all persons the right to exclude is unconstitutional and prohibits
 - o A violation of the constitutional right to exclude
- 3. Any regulation may not deny the owner the power to exclude or the his substantially to the exclusion
 - o These rights are not fundamental in the doctrine the focus of the doctrine is real property and not regulatory statute which regulate the right to exclude others

Constitutional is a requirement of a person's ability that the government's the ability to regulate

is substantially fundamental and more difficult to establish the right to exclude others

- 1. Establishing a constitutional violation

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M Carnoy



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