

**TABLE OF CONTENTS**

*Chairperson's Message*. . . . . 1  
C. Grice McMullan, Jr.

*25th Annual Real Estate Seminar: Virginia's Real Estate Case Law Update*. . . . . 3  
Douglass W. Dewing, Paul H. Melnick,  
Sterling H. Moore, and C. Cooper Youell, IV

*2007 Virginia General Assembly: Real Estate Legislation Review*. . . . . 56  
David S. Mercer and Lucia Anna Trigiani

*2007 Virginia General Assembly: Selected Real Estate Legislation Bill List*. . . . . 62  
David S. Mercer and Lucia Anna Trigiani

*Cochran: The Aftermath (How Two Virginia Localities Mitigated Cochran's  
Impact on Property Owners' Ability to Obtain Zoning Relief)*  
Benjamin T. Danforth. . . . . 86

*Conservation Easements: An Overview*  
Phyllis M. Rubinstein. . . . . 101

*Why TIC's Are So Popular*  
Louis J. Rogers. . . . . (with Tenant in Common Agreement) . . . . . 110

*Tenancy and Criminal Liability*. . . . . 127  
W. Andrew Harding

*New Notary Restrictions*. . . . . 130  
Neil I. Title

*2007 Legal Writing Contest*. . . . . 142

Subcommittee Reports:	
<i>Membership</i> .....	144
Joseph M. Cochran	
<i>Programs</i> .....	145
C. Grice McMullan, Jr.	
<i>Technology</i> .....	146
Douglass Dewing	
Board of Governors .....	148
Area Representatives.....	150
Subcommittee Chairpersons and Other Section Contacts.....	155
Subject Index: November 1987-November 2006.....	158

*The FEE SIMPLE is published semiannually for distribution to members of the Real Property Section of the Virginia State Bar. Anyone interested in publishing an article in the FEE SIMPLE is invited to contact the Editors. Articles generally should be submitted in hard copy and on diskette or by email (WordPerfect or Word). Your submission will also be consent to the posting of the article on the Real Property Section web site, <http://www.vsb.org/sections/rp/index.htm>. The FEE SIMPLE has the authority to edit materials submitted for publication. The views expressed in articles in the FEE SIMPLE are solely the views of the author(s). Authors are responsible for the accuracy of their articles.*

*The Board of Governors gratefully acknowledges the dedication and the hard work of the Assistant to the Editors, Felicia A. Burton ((757) 221-3813, (email) [faburt@wm.edu](mailto:faburt@wm.edu)), of the College of William and Mary School of Law.*

**Co-Editors**

**Lynda L. Butler**  
**Vice Dean and**  
**Chancellor Professor of Law**  
**The College of William and Mary**  
**School of Law**  
**613 South Henry Street**  
**Williamsburg, Virginia 23185**  
**(757) 221 - 3843; (757) 221-3261 (fax)**  
**(email) [lbutl@wm.edu](mailto:lbutl@wm.edu)**

**Courtland L. Traver, Esquire**  
**1620 Founders Hill North**  
**Williamsburg, VA 23185**  
**(757) 564-6177 (tel and fax)**  
**(email) [ctraver@mcguirewoods.com](mailto:ctraver@mcguirewoods.com)**

**FALL SUBMISSION DEADLINE: OCTOBER 20, 2007**

*The next Board meeting of the Real Property Section will be on June 15, 2007 at the Skytop Room in the SunSpree Holiday Inn in Virginia Beach at about 12:45 p.m. for thirty minutes. It will follow a joint Bankruptcy Section/Real Property Section presentation that will take place from 11:00 a.m. to 12:30 p.m. and is entitled "Fight the Trustee: Strategy and Tactics to Defeat a Bankruptcy Trustee's Attempt to Take Your Client's Property." Let me know if you need any other information about the VSB Annual Meeting activities of the RPS.*

*Grice McMullan, Chair*

**Visit the section web site at**

**<http://www.vsb.org/sections/rp/register.htm>**

**for the Real Property Section Membership form**

**And**

**<http://www.vsb.org/sections/rp/index.htm>**

**for articles from the Fee Simple and a whole lot more!**

