

SUBJECT INDEX
FALL 1987 – SPRING 2021

SUBJECT	ISSUE - PAGE
Adverse Possession (<i>Alford v. Alford</i>)	Fall 88-26
Affiliated Business Arrangement	
Sham or bona fide provider of settlement services	Fall 08-65
Under RESPA and Virginia Law	Fall 98-42
Affordable Housing	Spring 90-33
Pro Bono Opportunities	Spring 92-2
1992 Legislation	Spring 92-16
New Market Tax Credits	Spring 12-7
Agent	
Commissions (<i>Smithy Braedon Co. v. Hadid</i>)	Fall 87-28
Conduct of Lay Settlement Agents	Fall 95-3
Duty to Disclose Material Facts (<i>Walton v. Aguilar</i>)	Spring 11-97
Encouraging Clients to Choose Title Insurance Coverage	Fall 14-38
Fraud (<i>Bergmueller v. Minnick</i>)	Fall 89-34
Legal Relationship with Principal	Fall 95-44
Liability of Real Estate Agents (<i>Polyzos v. Cotrupi</i>)	Fall 02-4
Limited Service Representation	Spring 08-52
Recent Decisions (<i>Reistroffer v. Person</i> ; <i>Van Deusen v. Snead</i>)	Spring 94-54
Agriculture	
Farm Wineries	Spring 03-113
Right to Farm Act	Fall 18-35
Use Tax	Spring 89-28
1988 Legislation	Spring 88-25
American Land Title Association	
ALTA/ACSM Survey Standards	Spring 11-100
Benefits of Membership	Fall 13-41
Best Practices	Spring 13-20
Real Property Roundtable	Spring 15-5
Commercial Endorsements	Fall 03-11
Forms	Fall 89-46
Insuring Title to Church Real Estate	Fall 05-15
Model Inter-Underwriter Indemnification Agreement	Fall 16-12
New Standard Endorsements for Commercial Policies	Fall 05-10
Review of Selected Title Insurance Policy Terms and Conditions	Fall 14-29
Survey Requirements	Fall 00-52
Transfer Fee Model Legislation	Spring 11-87
Virginia Title Insurer Indemnification Agreement	Fall 16-11
2006 Policies and Forms	Fall 06-12
2021 ALTA/NSPS Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys	Spring 21-6

Americans With Disabilities Act	Spring 92-70
Antitrust Law	
Real Estate Auction Bid Rigging	Fall 96-43 Fall 96-44
Appraisals	
Role of the Professional Appraiser	Fall 95-25
1992 Legislation	Spring 92-16
Armed Services	
Servicemembers Civil Relief Act of 2003 (SCRA)	Fall 14-20
Residential Leasing to Military Families	Fall 14-20
Attorney General Opinions	
Additional Recordation Fees for Deeds	Fall 02-49
Builder Disclosure Under Virginia	
Residential Property Disclosure Act	Fall 93-15
Developer Control of POAs	Fall 10-32
Meaning of "Same Lender" for Recordation Tax Exemption	Fall 97-119
Recordation and the Wet Settlement Act	Fall 97-122
Recordation Tax for Deeds of Trust	
that Refinance Existing Debt	Spring 94-60
Requiring Review of Boundary and	
Physical Survey Plats Prior to Recordation	Spring 09-69
State Law and RESPA	Fall 97-115
Augmented Estates	
Effect on Deeds	Fall 92-54
1989 Bill	Spring 89-26
1990 Legislation	Spring 90-4
	Spring 90-40
	Fall 90-45
1992 Legislation	Spring 92-16
Bankruptcy and Creditors	
Assignment of Rents of Mortgaged Property	Fall 91-2
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
<i>Barnhill v. Johnson</i>	Fall 92-43
Bona Fide Purchaser	Fall 87-9
Broker's Commissions (<i>Sandy Meyer</i>)	Fall 91-41
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 Discharge on a Lien (<i>Cen-Pen Corp. v. Hanson</i>)	Spring 96-51
Effect of Bankruptcy Sale on Lease	Fall 03-67
Homestead Deed Exemption and Documents Admitted to Record	Fall 98-74
Impact of 1994 Reform Act on Real Estate Transactions	Spring 95-48
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
Myths about Bankruptcy	Fall 98-70
<i>Nobleman v. American Savings Bank</i> and Strip-Downs	Fall 93-9
Non-discharge Provision and the Interstate Land Sales Full Disclosure Act	Fall 95-49
Property Held by the RTC at Sunset	Spring 96-43
Protecting Community Association Assessments Requiring a Recorded Abandonment Order	Spring 95-42
Requiring a Sales Order	Fall 05-19
Role of the RTC	Fall 05-19
	Spring 91-20
	Fall 91-49
	Fall 91-51
Stay of Order Rules Affecting Real Estate	Spring 00-41
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
Tenant's Right of Possession upon Rejection of the Leasehold Estate by a Landlord in Bankruptcy	Fall 94-18
Update	Spring 02-142
Waivers of Automatic Stay	Fall 06-63
1992 Legislation	Spring 92-16
Banks	
FDIC Insurance	Fall 08-3
Liability of Lawyer Escrow-Holder for Depository Bank's Failure	Spring 04-215
Principles of Cooperation with Attorneys	Fall 90-40
Role of the RTC	Spring 91-20
1991 Legislation	Spring 91-3
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
Voluntary Action Legislation Fall 95-31

Builders, Contractors, and Brokers
1992 Legislation

Spring 92-16

Capital Formation

Fall 12-5

Cases

Fall 87-25
Fall 88-23
Fall 89-26
Fall 90-43
Spring 02-39
Spring 02-90
Spring 03-17
Spring 04-34
Spring 05-3
Spring 06-3
Spring 07-3
Spring 08-4
Spring 09-3
Spring 10-3
Spring 11-2
Spring 12-66
Spring 14-53
Spring 15-38
Spring 17-43
Spring 18-52
Spring 19-96

Caveat Emptor

Esposito v. Chandler Fall 91-52
Roland v. Levin Spring 98-54
Spring 98-57
Starks v. Albemarle County Fall 89-36
Easements Spring 13-6
Van Deusen v. Snead Spring 94-54

Checks

Bankruptcy Implications Fall 92-43
Media of Remittance Fall 91-14

Chesapeake Bay Preservation Act

Stream Perenniality after *BFML* and *Pony Farm* Fall 89-12
Vested and Grandfathered Rights Spring 04-193
1988 Legislation Spring 05-96
Spring 88-22

Clean Water Act	
New Regulations for § 404	Fall 93-20
New Virginia Laws on Dredging and Excavation	Spring 02-116
Clerk's Corner	
City of Alexandria—Hon. Edward Semonian	Spring 16-11
Fairfax County – Hon. John T. Frey	Fall 18-5
King George County – Hon. Charles V. Mason	Fall 17-4
Wise County/City of Norton—Hon. Jack Kennedy	Fall 16-7
Closings	
Advising buyers of availability of Owner's Title Insurance	Spring 15-10
Conduct of Lay Settlement Agents	Fall 95-3
Disbursement of Funds	Spring 94-63
Disclosure Form	Fall 91-45
Duty to Disclose Search and Recordation Fees	
Included in the Title Insurance Cost	Fall 93-2
Escrow Accounting Procedures under RESPA	Spring 95-56
	Spring 98-93
Ethics Issues in Multi-State Closings	Spring 08-55
Fees	Fall 87-5
	Fall 89-7
FHA Loan Instructions	Fall 91-38
FIRPTA Explained	Spring 21-42
FIRPTA Nondisclosure Affidavit	Spring 11-104
Fraudulent Loans	Fall 08-39
HUD's New Form for Legal Opinions	Fall 94-25
Insured Closing Protection Letters	Fall 95-51
IRS Information	Spring 88-34
	Fall 88-20
LEO 1742	Fall 00-33
<i>Pickus v. Virginia State Bar</i> and Representation by a Title Company	Fall 00-30
Unrepresented Parties after CRESPA	Fall 01-2
North Carolina Practice	Fall 95-4
Overview of Property Condition Disclosures in Virginia	Fall 14-25
Payoffs (<i>Lambert v. Barker</i>)	Fall 87-16
	Spring 88-15
Settlement Agents	Fall 10-62
	Fall 16-19
Short Sale Closings	Spring 10-77
Split Settlements	Fall 08-34
Study of Settlement Fees	Fall 09-32
VAREAL	Spring 96-66
	Fall 96-21
	Fall 96-47
Wet Settlement	Fall 10-62
Cluster Housing (<i>West v. Mills</i>)	Fall 89-31

Coastal Issues

Lucas v. South Carolina Coastal Council
1991 Legislation

Fall 92-3
Spring 91-3

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
Insurance, Waivers and Subrogation in Commercial Leases
Mortgage Finance
Site Selection
Snow Removal Contracts

Fall 14-6
Fall 13-32
Fall 10-24
Spring 12-19
Spring 12-4
Fall 07-18

Common Interest Ownership

Common Interest Communities and Hostile Environment
Harrasment
Parking Rights in Common Areas
Telecommunications Act of 1996 and Community Associations

1993 Legislation
2003 Legislation

Spring 21-24

Spring 15-14
Spring 98-106
Spring 99-70
Spring 93-104
Spring 03-102

**Comprehensive Environmental Response, Compensation,
and Liability Act**

Application to Real Property Interests
Enforcement against Homeowners
Enforcement against Municipalities
Secured Creditor Exemption

Spring 96-38
Fall 91-34
Fall 91-34
Fall 91-30

Computer Use

Application Service Provider
Backing Up Files
Mortgage Registration System

Questionnaire
Results of Questionnaire
Security for Small & Mid-Size Law Firms
Viruses and Worms

Fall 01-17
Fall 04-31
Fall 00-3
Spring 01-108
Spring 94-94
Fall 94-38
Fall 04-25
Fall 01-13

Condemnation

Blighted property and public use (*Norfolk Redevelopment &
Housing
Authority v. C and C Real Estate, Inc.*)
Damages (*Commonwealth v. Lanier Farm*)
Public Use Requirement
1991 Legislation
Spring a Condemnor Compel a Landowner to Accept Land as a
Component of Just Compensation?

Fall 06-9

Fall 87-27
Spring 04-226
Spring 91-3
Spring 19-116

Conditional Use Permits (*Va. Beach v. Harrell*)

Fall 88-23

Condominium Act	
Disclosure Obligations	
Concerning Common Elements	
In a Contract	Fall 93-27
	Spring 93-102
	Spring 93-113
Failure to Convert Convertible Land	Spring 96-47
How to Sell an Existing Commercial Condo Project	Spring 19-118
Legislation Perfecting Foreclosure	Spring 04-230
Limited Priority Assessment Lien	Fall 92-40
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
Priority of Claims (<i>Oppenheim v. Prospect House</i>)	Fall 89-37
Relation with Virginia Residential Property Disclosure Act	Fall 93-27
Standing (<i>Rotonda Condo Owners v. Rotonda</i>)	Fall 89-29
1988 Legislation	Spring 88-21
1989 Legislation	Spring 89-15
1990 Legislation	Spring 90-28
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
1999 Legislation	Spring 99-46
2001 Legislation	Spring 01-91
2003 Legislation	Spring 03-102
See also Common Interest Ownership.	
Conservation Easements	
Federal Tax Incentives	Fall 97-46
State and Federal Requirements	Spring 07-101
Consumer Real Estate Settlement Protection Act	Fall 96-47
	Fall 96-49
	Spring 97-75
	Fall 97-3
	Fall 98-16
	Spring 00-22
	Fall 01-2
	Fall 03-3
	Fall 08-34
	Fall 10-62
Construction Contracts	
Insurance	Spring 01-102
Litigation under Virginia Contractors Transaction Recovery Act	Fall 91-57

Voidability	Fall 88-22
<i>Frank v. Tipco Homes</i>	Fall 90-43
	Fall 91-27
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
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	
"As Is" Agreement	Spring 95-74
Brokers' Commissions (<i>Smithy Braedon v. Hadid</i>)	Fall 87-28
Cancellation	Spring 03-144
Collateral Promises Exception to Merger Doctrine	Spring 98-100
Compare and Contracts: A Comparison of Four Real Estate Contracts Used in Virginia	Spring 21-71
Damages (<i>Duggin v. Williams</i>)	Fall 87-26
Doctrine of Merger	
Effect of Doctrine	Spring 96-68
	Spring 96-70
	Spring 98-100
Effect of Doctrine on Delay Damages (<i>In re Tribby</i>)	Spring 00-34
Fraud	
Limitation on Fraud in the Inducement Claim	Spring 96-30
Real Estate Flyers (<i>Stratford v. Irby</i>)	Fall 95-38
Land Assemblages	Spring 01-65
Liability of Real Estate Agents for Description of the Property (<i>Polyzos v. Cotrupi</i>)	Fall 02-4
Need for Survey Exception (<i>Roland v. Levin</i>)	Spring 98-54
	Spring 98-57
Recission (<i>Bergmueller v. Minnick</i>)	Fall 89-34
Regional Sales Contracts	Spring 98-103
Required Disclosures	Spring 93-102
Residential Form	Spring 90-55
	Fall 92-53
	Spring 93-119
	Fall 93-34
	Spring 94-84
	Spring 96-71
	Fall 96-52
	Spring 97-123
	Fall 99-122
Specific Performance	
<i>Bass v. Smith</i>	Fall 87-25
<i>Camp v. Duff</i>	Spring 88-31
	Spring 89-37

<i>Mann v. Addicott Hills</i>	Fall 89-33
Voidability	Fall 88-22
<i>Frank v. Tipco Homes</i>	Fall 90-43
	Fall 91-27
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
Covenants	
<i>Bain v. Bain</i>	Fall 87-26
Commercial Leases	Spring 01-97
Commercial Real Estate Covenants in Bankruptcy	Fall 99-69
Covenants Affecting Antennas and Satellite Dishes	Spring 98-106
Not to Compete	Spring 94-35
	Spring 94-41
Private Transfer Fee Legislation	Spring 11-87
Transfer Fees	Fall 10-43
<i>Williams v. Brooks</i>	Fall 89-32
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	
Assignment of Rents of Mortgaged Property	Fall 91-2
Attorney General Opinion on Recordation Tax	Spring 94-60
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
Power of Sale (<i>Beverly v. Sovran Bank</i>)	Spring 89-37
Priority over Condominium Association Liens (<i>HomeSide Lending, Inc. v. Unit Owners Ass'n of Antietam Square Condo.</i>)	Spring 01-72
1992 Legislation	Spring 92-16
Deeds	
Deeds in Escrow	Fall 06-32
Deeds in Lieu of Foreclosure	Spring 11-83
Effect of Augmented Estate Claims	Fall 92-54
Effect of Transfer Deed Type on Title Insurance Coverage Forms	Fall 14-48
	Fall 90-48
	Fall 91-59
	Fall 92-58
	Fall 93-65
	Fall 96-77

Free Deed Copies Scam	Fall 08-41
General Warranty Deed and English Covenants of Title	Spring 14-107
Re-recording a Deed	Spring 96-62
Re-recording a Deed: Subsequent Legislation	Fall 17-37
Technical Language Traps	Fall 17-40
Transfer on Death Deeds (URPTODA)	Spring 10-124
Warranties-General v. Special	Spring 14-73
	Spring 90-9
Disability	
Accessible Design under the Fair Housing Act	Fall 99-3
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
Discipline (<i>VA RE Board v. Clay</i>)	Fall 89-35
Disclosure	
Amendments to Truth in Lending Regulation Z	Fall 95-17
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
Real Estate Settlement Form	Fall 91-45
Required Disclosures in a Contract	Spring 93-102
SEC Standards of Professional Conduct for Attorneys	Fall 02-54
See also Virginia Real Estate Brokers and Salespersons Act; Virginia Residential Property Disclosure Act.	
Downzoning (<i>Sandbridge Development Co. v. Va. Beach</i>)	Fall 88-15
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
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
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
See also Conservation Easements.	
Elder Law	
Real Property Issues	Fall 98-63
Electronic Systems	
Application Service Provider	Fall 01-17
Bits and Bolts	Spring 18-25
Blockchain & Real Estate	Spring 18-40
Cybersecurity for Real Estate Practitioners	Spring 18-10
Cyber Security Tips for Attorneys	Fall 14-17
Data Encryption	Fall 13-17
Document Retention Requirements under Digital Filing Regimes	Spring 09-33
E-Commerce Revolution and Transactions	Fall 01-9
E-Notary: Where We're Going We Won't Need Roads	Spring 21-67
Electronic Filing of Incorrect Cover Sheets	Fall 07-28
(<i>Mega International Commercial Bank v. MCAP</i>)	
Electronic Mortgages and FannieMae	Fall 02-58
Electronic Recording	Spring 05-88
Electronic Recording in Fairfax County	Fall 13-39
Mortgage Electronic Registration System	Fall 00-3
Security Measures for Electronic Transactions	Fall 13-30
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
Kelo-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	Spring 11-51
Environmental Issues	
Adjacent Wetlands (<i>United States v. Banks</i>)	Spring 02-140
"As Is" Agreement and Environmental Liability	Spring 95-74
Audits	
Guidelines	Spring 90-20
Retaining Environmental Consultants	Fall 92-12
Brownfields Programs	Fall 95-31
	Spring 99-53

Clean Water Act, § 404 (new regulations)	Fall 93-20
C-Pace in Virginia	Spring 21-13
Environmental Site Assessments	Spring 04-199
Greening Real Estate Documents	Fall 09-3
Lead-Based Paint in Housing	
Disclosure Rule	Fall 96-114
Fact Sheet	Fall 96-157
Home Pamphlet	Fall 96-164
Interpretive Guidance	Fall 96-148
Questions and Answers	Fall 96-159
Liens	Spring 88-30
<i>Lucas v. South Carolina Coastal Council</i>	Fall 92-3
Secured Creditor Exemption	Fall 91-30
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
1989 Legislation	Spring 89-15
1990 Legislation	Feb 90-1
	Spring 90-28
1991 Legislation	Spring 91-3
2007 Legislation	Fall 13-5
See also Chesapeake Bay Preservation Act; Clean Water Act; Comprehensive Environmental Response, Compensation, and Liability Act; Radon.	
Equitable Servitudes	Fall 91-23
Ethics	
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
Important Information for Purchasers	Fall 93-11
Lay Settlements and Split Settlements	Fall 08-34
Multi-State Real Estate Closings	Spring 08-55
Post-Enron World	Fall 03-55
Professionalism	Fall 99-55
	Fall 17-32
Protecting your Clients' Interests in Case of Your Disability or Incapacity	Spring 02-128
What Do I Do If	Fall 10-6
See LEO; UPL.	

Executors	
Power to Sell	Spring 90-13 Spring 94-52 Fall 03-38
Exhaustion of Remedies (<i>Rinker v. City of FX</i>)	Fall 89-28
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	
Accessible Design	Fall 99-3
Amendments	Spring 95-32
Loan Instructions	
General Information	Fall 91-38
Notice to Homeowner Form	Spring 93-113
FannieMae	
Announcement on Inter Vivos Revocable Trusts	Spring 94-73
Electronic Mortgages	Fall 02-58
Revised Title Insurance Requirements	Spring 95-67
Federal Deposit Insurance Corporation	
Opinion on Coverage Afforded Operating Funds of an Attorney or Law Firm Held for Clients	Spring 94-65
Special Alerts	Fall 01-39
Top Ten Mistakes	Spring 94-67
Transaction Account Guarantee Program	Fall 09-34
Transfer of RTC Receiviorship and Conservatorship Assets	Spring 96-43
Fees	
Charged by Buyer's Attorney	Fall 89-7
Impact Fees	Fall 88-6
Mortgage Loan Payoff Fees (<i>Williams v. First Union Mortgage Corp.</i>)	Fall 97-101
Recording Fee Increase	Spring 02-147
Study of Settlement Fees	Fall 09-32
Water Impact Fees	Fall 88-10
Felons	
Capacity to Conduct Real Estate Transactions	Spring 02-133
Financing and Financial Institutions	
Federal Debt Collection Procedures Act	Spring 92-79
Financing Through Commercial Mortgage Backed Securities Market	Fall 00-36
Fraudulent Loans	Fall 08-39
<i>In re TOUSA</i>	Spring 13-13

JOBES Act	Fall 12-5
Mezzanine Financing	Fall 03-51
Real Estate Finance in VA, MD, DC	Fall 96-27
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
1992 Legislation	Spring 92-16
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	
Caveat Emptor (<i>Capital Realty Inc. v. Perry</i>)	Spring 90-43
Foreclosure	
Advertising	Feb 90-4
	Spring 90-32
Applicability of Fair Debt Collection Practices Act	Spring 95-76
	Spring 96-57
Armed Services Personnel	Fall 01-31
Buying Distressed Property	Spring 09-50
Deeds in Lieu of Foreclosure	Spring 11-83
Failure to Meet Statutory Requirements	Spring 09-40
FDIC/RTC rights	Fall 91-51
Federal Laws	Spring 97-83
Foreclosing a Condominium Assessment Lien	Fall 97-54
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
Power of Sale (<i>Beverly v. Sovran Bank</i>)	Spring 89-37
Protecting Tenants at Foreclosure Act	Spring 10-74
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	
Federal Real Property Forfeiture Law	Spring 92-4
1992 Legislation	Spring 92-16

Fraud

Agent	Fall 89-34
<i>Childs v. Wintergreen Development, Inc.</i>	Fall 99-63
Fraudulent Loans	Fall 08-39
Real Estate Flyers (<i>Stratford v. Irby</i>)	Fall 95-38
Gramm-Leach-Bliley Act	
Privacy Provisions	Spring 14-94
Greening Real Estate Documents	Fall 09-3
Handbook for RPS	Fall 08-69
Historic Sites	
1992 Legislation	Spring 92-16
Homeowners Protection Act of 1998	
U.S. S.B. 318	Fall 98-88
Housing	
Accessible Design Under the Fair Housing Act	Fall 99-3
Discrimination Against Persons with Disabilities	Spring 95-32
	Spring 14-112
Lawyer's Clearinghouse for Affordable Housing	Spring 93-116
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
Impact Fees	Fall 88-6
Water Impact Fees	Fall 88-10
1989 Legislation	Spring 89-19
1992 Legislation	Spring 92-16
See Title Insurance	
Insurance	
Closing Protection Letters	Fall 95-51
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
1992 Legislation	Spring 92-16
See Title Insurance.	
Internet	
Cyber Security Tips for Attorneys	Fall 14-17
Department of Justice Documents	Fall 96-46

DIRT Discussion Group	Spring 97-121
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
Sites for Real Estate and Bankruptcy Lawyers	Fall 99-69
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	
Change in Position in Deductibility of Seller-Paid Points	Fall 94-35
Closing Information	Spring 88-34
	Fall 88-20
Collection Period	Fall 90-47
Deductibility of Prepaid Interest	Spring 89-31
Like-Kind Exchanges	Fall 89-4
	Spring 03-131
Real Estate Reporting	
Reporting Requirements	Spring 97-104
Sales Reporting	Spring 91-37
See <i>also</i> Taxes.	
Judicial Sale	
And Marketable Title	Fall 94-31
<i>Lester Group v. Little</i>	Fall 89-29
1992 Legislation	Spring 92-16
Landfills (<i>Resource Mgmt v. B/S</i>)	Fall 89-27
Landlord and Tenant	
Assignment (<i>Jones v. Dokos Enterprises, Inc.</i>)	Fall 87-26
Bankruptcy	Spring 01-85
Protecting the Tenant from Landlord Bankruptcies	Fall 04-14
Commercial Leases	
Build-to-Suit Lease Flexibility Issues	Fall 99-48
Covenants in Bankruptcy	Fall 99-69
Maintenance and Exculpatory Clauses (<i>Landmark HHH v. Park</i>)	Fall 09-11
Restrictions	Spring 01-97
Discrimination against Tenants with Disabilities	Spring 95-32
Expansion of Law—2017 Acts of Assembly	Fall 17-26
Protecting Tenants at Foreclosure Act	Spring 10-74
Residential Leasing to Military Families	Fall 14-20
Tenancy and Criminal Liability	Spring 07-127

Tenant's Estoppel Letter	Fall 04-19
1988 Legislation	Spring 88-22
1990 Legislation	Spring 90-28
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
See also Bankruptcy and Creditors; Leases.	
Landowner	
1992 Legislation	Spring 92-16
Land Records Systems	
ABA Proposed Records System	Spring 91-33
Automation of Clerks' Offices	Spring 95-50
	Spring 95-53
Geographic Information	Fall 89-15
Modernization	Fall 92-52
Sales/Purchases Under the RTC	Spring 91-20
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
See also Electronic Systems; Recordation.	
Land Trust	
and the Limited Liability Company	Spring 94-27
Land Use	
<i>Dolan v. City of Tigard</i> (exactions)	Spring 94-57
	Fall 94-22
ISTEA	Fall 92-18
<i>Lucas v. South Carolina Coastal Council</i>	Fall 92-3
Smart Growth Project in Clarendon	Spring 11-62
Stormwater Regulation in Virginia	Spring 11-91
<i>Tahoe-Sierra Preservation Council v. Tahoe Regional Planning Agency</i>	Fall 02-16
Underlying Legislation Not Reviewable	
Under Writ of Certiorari	Fall 93-25
Vegetative Encroachments (<i>Fancher v. Fagella</i>)	Fall 07-11
	Fall 07-16
Vested Rights	Spring 01-57
Leases	
CAM Provision (<i>Great Falls Hardware v. S. Lakes</i>)	Fall 89-30
Casualty Loss for Disasters	Spring 02-144
Commercial Provisions	Spring 89-32
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 <i>HHH v. Park</i>)	Fall 09-11
Protecting Tenants at Foreclosure Act	Spring 10-74
Residential Form	Spring 88-35
	Fall 93-43
	Fall 94-40
	Fall 96-62
Residential Leasing to Military Families	Fall 14-20
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
See also Landlord and Tenant.	
LEED and Green Real Estate Documents	Fall 09-3
Legal Notice	
1992 Legislation	Spring 92-16
Legal Opinions	
Ethics	
Virtual Law Office	Spring 13-73
HUD Form	Spring 95-89
Inclusive Real Estate Secured Transaction Opinion	Fall 99-107
Legislative Process	Spring 03-147
Legislative Updates	
Federal	Spring 98-30
	Fall 98-24
	Fall 98-88
Virginia	Spring 88-21
	Fall 88-19
	Spring 89-15
	Spring 90-28
	Spring 91-3
	Spring 92-16
	Spring 93-3
	Spring 94-2
	Spring 95-10
	Spring 96-2
	Spring 97-3
	Spring 98-2
	Spring 99-2
	Spring 99-46
	Spring 00-4
	Spring 01-4
	Spring 01-91
	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 Virginia Bill List	Spring 19-19
	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 LEO 1742	Spring 93-108
	Fall 00-33

<i>Pickus v. Virginia State Bar</i> and Representation by a Title Company	Fall 00-30
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
License	
Distinguished from lease	Fall 91-14
Liens	
Attorneys' and Judgment Liens	Spring 91-36
Effect of Bankruptcy Discharge (<i>Cen-Pen Corp. v. Hanson</i>)	Spring 96-51
Enforcement of General District Court Judgment Liens	Fall 99-106
Environmental	Fall 87-21
	Spring 88-30
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
Limited Priority Assessment Lien	Fall 92-40
Mechanic's Liens	Spring 88-5
Agent Appointment	Spring 06-93
Recent Modifications and Their Effect	Spring 92-60
Selected Issues	Spring 11-114
Title Coverage	Spring 90-25
Title Coverage - Update	Spring 91-31
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
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	Fall 89-4
Safe Harbor for Reverse Like-Kind Exchanges	Fall 00-49
Tax Issues in Defeating Conduit Loans	Spring 08-57
Tenant-in-Common Structure	Spring 03-131
Limited Liability Companies	
As a Beneficiary of a Land Trust	Spring 94-27
Real Estate Holdings	Spring 92-54
Use for Real Estate Ownership	Fall 97-94
1992 Legislation	Spring 92-16

Malpractice	
How to Avoid	Spring 04-232
Of Title Abstractor	Spring 94-43
Top Ten Mistakes	Spring 94-71
Marital Property	
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
Marketable Title	
and Judicial Sales	Fall 94-31
and Line of Sight Easements	Fall 02-20
Mechanic's Liens	
Agent Appointment	Spring 06-93
General Information	Spring 88-5
Required Disclosures in a Contract	Spring 93-102
Selected Issues	Spring 11-114
Title Coverage	Spring 90-25
Title Coverage - Update	Spring 91-31
See <i>also</i> Liens.	
Mediation	
Role in Real Estate Disputes	Fall 09-27
Mineral Rights	
Quarry Valuation in Litigation	Spring 20-18
Mobile Homes	
<i>Taylor v. Shaw & Cannon Co.</i>	Fall 88-23
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
Mortgages and Debt Security	
Deductibility of Mortgage Points	Fall 92-47
Determining the Lien Obligor	Fall 04-10
Disclosure Requirements Under TIL Regulation Z	Fall 95-17
Electronic Registration System	Fall 00-3
	Spring 01-108
Fees for Payoff (<i>Williams v. First Union Mortgage Corp.</i>)	Fall 97-101
Financing Through Commercial Mortgage Backed Securities	Fall 00-36
Market	
HUD Letter on Secondary Financing	Spring 97-119
HUD's New Form for Legal Opinions	Fall 94-25
<i>In re TOUSA</i>	Spring 13-13
Mortgage Workouts	Fall 06-32
Perfect Tender in Time	Fall 96-35
Procedural Requirements	Spring 95-84
Securities Options to Counter Reduced Loans	Spring 11-77
Subprime Meltdown	Fall 07-3

Tax Issues in Defeating Conduit Loans 1991 Legislation	Spring 08-57 Spring 91-3
Notary Restrictions Nuisances Vegetative Encroachments (<i>Fancher v. Fagella</i>)	Spring 07-130 Fall 07-11 Fall 07-16
Opinion Letters Inclusive Real Estate Secured Transaction Opinion	Fall 99-107
Park Easement	Fall 88-24
Partition <i>Shannon v. Hall</i> Joint Tenants with Survivorship (<i>Royal Insurance Co. v. Kelley</i>)	Fall 88-25 Fall 87-22
Patriot Act Real Estate Settlements	Spring 03-90
Payoffs Fees Private Noteholders and Credit Line Loans Private Noteholders and Credit Line Loans-Update Proper Parties (<i>Lambert v. Barker</i>)	Fall 89-47 Fall 95-55 Spring 14-99 Fall 87-16 Spring 88-15
Power of Attorney Form 1992 Legislation	Fall 88-28 Spring 90-46 Fall 93-56 Fall 93-62 Fall 96-105 Spring 92-16
Professionalism Real Estate Attorneys SEC Standards of Conduct for Attorneys Tips for New Real Estate Attorneys	Fall 09-23 Fall 02-54 Fall 09-29
Proffers Conditional Zoning Proffer Reform The Pretextual Chilling Effect of the 2016 Proffer Law Voluntary Proffer Requirement (<i>Board of Supervisors of Powhatan County v. Reed's Landing Corp.</i>)	Fall 88-6 Fall 18-19 Spring 18-47 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
See Virginia Property Owners' Association Act.	
Questionnaire	
On Distribution of the FEE SIMPLE	Spring 08-3 Fall 08-73
On the Use of Computers	Fall 94-38
On Real Estate Practice	Fall 03-62 Fall 04-37
Radon	
Impact on Real Estate Transactions	Spring 88-12
Testing and Remedial Action	Spring 89-34
1989 Legislation	Spring 89-17
Real Estate Practice	
The Joys of Title Law	Spring 14-110
Real Estate Settlement Procedures Act (RESPA)	
Computer Loan Origination Provisions	Spring 93-86
Controlled or Affiliated Business Arrangements	Spring 93-86 Fall 98-42
Escrow Accounting Procedures	Spring 95-56 Spring 98-93
Lender Payments to Mortgage Brokers	Spring 99-84
Referral Fees	Spring 93-86
Regulations	Spring 93-26 Spring 93-28
Settlement Agreement (ALT)	Fall 08-65
State Law and RESPA	Fall 97-115 Fall 98-42
VAREAL	Spring 96-66
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
Impact of Federal Laws and Practices	Fall 98-24
Recent Developments	
1996 Developments	Spring 97-113
Recordation	
ABA Proposed Records System	Spring 91-33
Additional Recordation Fees for Deeds	Fall 02-49
Avoiding Delays in Recording	Fall 94-28

Clerks' Liability for Delays	Spring 06-102
	Spring 06-104
Compliance with Wet Settlement Act	Fall 97-122
Cover Sheet	Fall 88-16
Cover Sheet and PIN Legislation	Fall 00-68
Document Admitted to Record and the Homestead Deed Exemption	Fall 98-74
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
Indexing Standards	Fall 97-62
Inquiry Notice and Prior Deed of Trust (<i>Wells Fargo Bank v. Crowther</i>)	Spring 10-45
Land Records	Fall 89-15
Proposed Changes to Recording Standards (December 2014)	Fall 14-8
Recordation Taxes	Spring 92-80
	Spring 13-17
Attorney General Opinion on Tax for Deeds of Trust	Spring 94-60
Meaning of "Same Lender" for Tax Exemption On Refinances	Fall 97-119
	Fall 12-9
Sales/Purchases Under the RTC	Spring 91-20
Uniform Real Property Electronic Recordation Act	Spring 03-125
1988 Legislation	Spring 88-24
1989 Legislation	Spring 89-24
1990 Legislation	Spring 90-32
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
See also Electronic Systems; Land Records Systems.	
Recreational Facilities	
1991 Legislation	Spring 91-3
Release (<i>Fried v. Smith</i>)	Fall 92-51
Revocable Inter Vivos Trust	
Acceptance of as Eligible Borrower by FannieMae	Spring 94-73
Right of First Refusal (<i>Lake of Wds v. McHugh</i>)	Fall 89-26
Riparian Rights	
Reasonable Use	Fall 00-73
Waterfront Properties	Fall 18-39
Roads and Bridges	
ISTEA	Fall 92-18
1992 Legislation	Spring 92-16

Rule Against Perpetuities (<i>Lake of Wds v. McHugh</i>)	Fall 89-26
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.	
Sewage and Sanitation	
1991 Legislation	Spring 91-3
Slander of Title and the Limitations Period	Fall 10-38
Small Firm Practice	Fall 94-37
Statute of Limitations (<i>Starks v. Albemarle County</i>)	Fall 89-36
Solar Leases	
Negotiating Solar Leases	Spring 20-30
Subdivision	
Disclosure	
<i>Childs v. Wintergreen Development, Inc.</i>	Fall 99-63
Family (<i>Crestar Bank v. Martin</i>)	Fall 89-32
Illegal Subdivisions and Title Insurance	Spring 21-9
1989 Legislation	Spring 89-21
1990 Legislation	Spring 90-38
Surveying	
ALTA/ACSM Survey Requirements	Fall 00-52
ALTA/ACSM Survey Standards	Spring 11-100
Land Assemblages	Spring 01-65
Land Surveying	Spring 98-49
See also Questionnaire.	
Takings	
<i>Dolan v. City of Tigard</i>	Spring 94-57
	Fall 94-22
<i>Kelo v. City of New London</i>	Spring 06-96
<i>Kelo-Styled Takings in Virginia</i>	Spring 10-97
<i>Lucas v. South Carolina Coastal Council</i>	Fall 92-3
<i>Tahoe-Sierra Preservation Council v. Tahoe Regional Planning Agency</i>	Fall 02-16
Taxes	
Agricultural Uses	Spring 89-28
Collection Period	Fall 90-47
Deductibility of Points	Fall 92-47
	Fall 94-35

Deductibility of Prepaid Interest	Spring 89-31
Defeating Conduit Loans	Spring 08-57
Delinquent (<i>Lester Group v. Little</i>)	Fall 89-29
Development Opportunities	Spring 01-78
Exemptions (<i>W. Hampton Memorial Park v. Henrico</i>)	Fall 87-28
Federal Tax Lien and Tenancies by the Entirety	Spring 02-90
FIRPTA Nonforeign Affidavit and Duty to Withhold	Spring 11-104
Form R-5	Fall 91-58
Form 1099-S Certification Alternative	Spring 98-67
Form 1099-S Filing Exemption	Spring 98-91
Form 1099-S Reporting Requirement	Spring 93-111
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
Lien Priority (<i>Carter v. Carter</i>)	Fall 88-27
Like-Kind Exchanges	Fall 89-4 Fall 90-3
Nonresidential Real Property Owner Registration	Fall 91-43
QO Zone Tax Incentives	Fall 18-31
Recordation Taxes	Spring 92-80 Spring 94-60 Fall 12-9 Spring 21-39
Reporting Requirements	Spring 97-104 Spring 98-74
Reverse Exchanges	Spring 95-71
Safe Harbor	Fall 00-49
Structuring Reverse Like-Kind Exchanges	Spring 04-204
Tenancy in Common and 1031 Exchanges	Spring 02-103
Virginia Limited Liability Company Act	Spring 93-118
1990 Legislation	Spring 90-38
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
1997 Taxpayer Relief Act and Residential Settlement Agents	Fall 97-98
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
Security for Small and Mid-Size Law Firms	Fall 04-25
See also 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

Abstractor Malpractice	Spring 94-43
Examination Standards	Fall 95-10
Section 1031 Exchange	Spring 12-27
Slander of Title and the Limitations Period	Fall 10-38
Trying Title	Spring 17-75

Title Insurance

Access Claims	Spring 99-67
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
ATLA Forms	Fall 89-46
	Fall 03-11
Attachment of Pro Forma List of Title Insurance Exceptions to Deed of Bargain and Sale	Fall 14-6
Attorney Profits	Spring 92-45
Attorney Relationships with Title Insurance Agencies	Spring 94-47
	Fall 98-42
Commissioner of Insurance Letter and Opinion on Solicitation	Fall 97-112
	Fall 97-114
Credit Card Acceptance	Spring 13-28
Duty to Disclose	
Attorney Relationship with Title Agency	Fall 98-42
Closing Fees Included in Title Insurance Cost	Fall 93-2
Effect of Transfer Deed Type on Title Insurance Coverage	Fall 14-48
Encouraging Clients to Choose Title Insurance Coverage	Fall 14-38
Endorsements	Fall 97-11
New Standard Endorsements for Commercial Policies	Fall 05-10
Enhanced Owner's Coverage	Fall 04-35
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
Mechanic's Liens	Spring 90-25

Policy Forms	Spring 91-31
Review of Selected ALTA Title Insurance Policy Terms and Conditions	Fall 99-88 Fall 14-29
Revised Requirements for FannieMae Loans	Spring 95-67
Standard Policy Provisions	Spring 97-30
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
1992 Legislation	Spring 92-16
See also RESPA.	
Transferable Development Rights	
Loudoun County's TDR plan	Spring 89-11
Transfer Fee Covenants	Fall 10-43 Spring 11-87
Transportation	
ISTEA	Fall 92-18
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
Media of Remittance	Fall 91-14
Methods of Indexing Financing Statements	Fall 89-42
Note/Guaranty Liability and the Good Faith Obligation <i>(NationsBank of Virginia, N.A. v. Mahoney)</i>	Fall 94-33
Revised Article 9	Spring 01-29
“Signed” Document Requirement	Fall 93-31
1992 Legislation	Spring 92-16
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
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	
<i>Baum v. Lunsford</i>	Fall 88-24
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 Consumer Protection Act	
<i>Childs v. Wintergreen Development, Inc.</i>	Fall 99-63
Virginia Contractor Transaction Recovery Act	Fall 91-57
Virginia Enterprise Zone Act	
1992 Legislation	Spring 92-16
Virginia Housing Development Authority	
1991 Legislation	Spring 91-3
Virginia Limited Liability Company Act	
IRS Ruling	Spring 93-118
Virginia Property Owners' Association Act	
Cancellation of Contract	Spring 03-144
General Information	Spring 89-4

Legislation Perfecting Foreclosure	Fall 89-45
Payment of Taxes for Common Areas	Fall 90-22
Recent Decisions (<i>Reistroffer v. Person</i>)	Spring 04-230
Required Disclosures in a Contract	Spring 93-104
	Spring 94-54
	Spring 93-102
	Spring 93-113
Right of Members to Amend or Repeal	Spring 96-60
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
1999 Legislation	Spring 99-46
2001 Legislation	Spring 01-91
2003 Legislation	Spring 03-102
	Spring 03-107
Virginia Real Estate Brokers and Salespersons Act	
Disclosure Obligations of Listing Agents	Spring 96-64
Virginia Real Estate Time-Share Act	
1991 Legislation	Spring 91-3
Preparing to Advise an Unhappy Time-Share Owner	Fall 20-32
Virginia Residential Ground Rent Act	
1992 Legislation	Spring 92-16
Virginia Residential Landlord and Tenant Act	
1990 Legislation	Spring 90-36
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
Virginia Residential Property Disclosure Act	
Applicability to Condominiums	Fall 93-27
“As Is” Statement	Spring 95-74
Attorney General Opinion on Builder Disclosure	
Under § 55-518(B)	Fall 93-15
Disclosure Obligations of Listing Agents	Spring 96-64
Effects on Caveat Emptor	Spring 92-74
	Fall 93-27
Forms	Spring 94-64
Overview of Property Condition Disclosures in Virginia	Fall 14-25
Problems with the Act	Spring 93-95
	Spring 93-90
	Spring 94-64
Required Disclosures in a Contract	Spring 93-102
Support for the Act	Spring 93-88
1992 Legislation	Spring 92-16
Virginia Uniform Transfer to Minor's Act	Fall 88-18

Warranties

1992 Legislation	Spring 92-16
Water	
Community Dams	Fall 17-44
Impact Fees	Fall 88-10
Stormwater Regulation in Virginia	Spring 11-91
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
See <i>also</i> Riparian Rights.	
Wetlands	
Adjacent Wetlands (<i>United States v. Banks</i>)	Spring 02-140
Impact on Real Estate Transactions	Fall 89-38
New Regulations Under § 404, Clean Water Act	Fall 93-20
Non-Tidal Wetlands	Spring 00-30
One-Stop Shopping Myth	Spring 02-116
Violations	Spring 02-149
	Spring 02-151
1989 Legislation	Spring 89-17
1991 Legislation	Spring 91-3
Wills and Estates (including Trusts)	
Administration of Estates	
Real and Personal Property	Spring 00-38
Augmented Estate Amendments	Spring 92-65
Death Without Issue	Spring 88-17
Effect of Augmented Estate Claims on Deeds	Fall 92-54
Executor's Power to Sell	Spring 90-13
	Spring 94-52
Real Estate Deed Signature Requirements	Spring 92-77
Suggested Legislative Reforms	Spring 99-63
1990 Legislation	Spring 90-4
	Spring 90-40
	Fall 90-45
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
Wire Transfers	Fall 91-14
Zoning	
Cellular Tower Siting (<i>AT&T Wireless PCS v. City of Virginia Beach</i>)	Spring 98-41
	Fall 98-53
Cluster Housing (<i>West v. Mills</i>)	Fall 89-31
Condemnation (<i>First Lutheran Church</i>)	Fall 87-10
Conditional Use Permit (<i>Virginia Beach v. Harrell</i>)	Fall 88-23
Downzoning (<i>Sandbridge Dev. Co. v. Va. Beach</i>)	Fall 88-15
Exhaustion of Remedies (<i>Rinker v. City of Fairfax</i>)	Fall 89-28
Fairly Debatable	
<i>City of Covington v. APB Whiting, Inc.</i>	Fall 87-25

Inverse Condemnation (<i>First Lutheran Church</i>)	Fall 87-10
Landfills (<i>Resource Management v. B/S</i>)	Fall 89-27
Loudoun County Downzoning Litigation	Fall 03-59
Mobile Homes (<i>Taylor v. Shaw & Cannon Co.</i>)	Fall 88-23
Probability of Rezoning and Just Compensation	Spring 09-26
Transferable Development Rights	Spring 89-11
Underlying Legislation Not Reviewable Under Writ of Certiorari	Fall 93-25
Variance <i>Baum v. Lunsford</i>	Fall 88-24
Legislative Reactions to <i>Cochran's</i> Limitations on Variances	Spring 07-86
Vested Rights	Spring 01-57
Virginia Byways Program & Protection Measures	Spring 91-25
Virginia Zoning Determination	Fall 18-9
Voluntary Proffer Requirement (<i>Board of Supervisors of Powhatan County v. Reed's Landing Corp.</i>)	Spring 96-55
1988 Legislation	Spring 88-22
1989 Legislation	Spring 89-19
1990 Legislation	Spring 90-33
1991 Legislation	Spring 91-3
1992 Legislation	Spring 92-16
See also Land Use.	