

12 Summary of California Law (10th), Real Property

I. IN GENERAL

- A. [§1] Restatement and Texts.**
- B. [§2] Uniform Laws and Model Acts.**
- C. [§3] Definitions.**
- D. Conflict of Laws.**
 - 1. [§4] In General.**
 - 2. Conveyances.**
 - (a) [§5] Validity and Effect.**
 - (b) [§6] Interpretation and Construction.**
 - 3. [§7] Transfer by Operation of Law.**
 - 4. [§8] Powers.**

II. ESTATES

- A. In General.**
 - 1. [§9] Nature of Estates in Real Property.**
 - 2. [§10] Classification of Estates.**
 - 3. [§11] Rule in Shelley's Case Abolished.**
 - 4. [§12] Doctrine of Worthier Title Abolished.**
 - 5. Interpretation of Conveyances.**
 - (a) [§13] Contract Rules Apply.**
 - (b) [§14] Interest Passing.**
 - (c) [§15] Operative Words of Conveyance.**
- B. Freehold Estates.**
 - 1. Estates of Inheritance.**
 - (a) [§16] In General.**
 - (b) [§17] Fee Simple Absolute.**
 - (c) Fee Subject to Condition Subsequent.**
 - (1) [§18] Nature of Estate.**
 - (2) [§19] Construction To Avoid Forfeiture.**
 - (3) [§20] Breach, Termination, and Waiver.**
 - (4) [§21] Rights of Owner.**
 - 2. Life Estates.**
 - (a) Creation of Life Estates.**
 - (1) [§22] By Deed.**
 - (2) [§23] By Will.**
 - (b) Rights and Powers of Life Tenant.**
 - (1) [§24] Possession, Use, and Actions.**
 - (2) [§25] Crops.**
 - (3) [§26] Insurance and Condemnation Award.**
 - (4) [§27] Compensation for Permanent Improvements.**
 - (5) [§28] Conveyance and Partition.**
 - (6) [§29] Power To Consume Corpus.**
 - (c) Duties and Liabilities of Life Tenant.**
 - (1) [§30] In General.**
 - (2) [§31] Waste and Permissible Use.**

C. Ownership by Several Persons.

1. [§32] In General.

2. Joint Tenancy.

(a) Nature of Joint Tenancy.

(1) [§33] In General.

(2) [§34] Right of Survivorship.

(b) [§35] Creation of Joint Tenancy.

(c) Nature of Interest Held in Joint Tenancy.

(1) [§36] Equitable Interest.

(2) [§37] Undivided Interest.

(3) [§38] Life Estate in Joint Tenancy.

3. Tenancy in Common.

(a) [§39] In General.

(b) [§40] Failure of Joint Tenancy.

4. Rights, Powers, and Obligations of Cotenants.

(a) Possession and Use.

(1) [§41] In General.

(2) Establishing Ouster.

(aa) [§42] Law Revision Commission Recommendation.

(bb) [§43] Statutory Procedure.

(cc) [§44] Conduct of Cotenant in Possession.

(b) [§45] Insurance.

(c) [§46] Protection Against Third Persons.

(d) [§47] Contribution.

(e) [§48] Compensation.

(f) [§49] Accounting for Rents and Profits.

(g) Agreements and Transfers.

(1) [§50] In General.

(2) [§51] Lease.

(3) [§52] Easement or License.

(4) [§53] Homestead.

5. Termination of Cotenancy.

(a) Severance by Joint Tenant.

(1) [§54] Agreement With Other Joint Tenant.

(2) Conveyance to Third Person.

(aa) [§55] Tenancy in Common With Third Person.

(bb) [§56] Joint Tenancy With Other Tenants.

(3) [§57] Rescission of Decedent's Conveyance.

(4) [§58] Joint Tenant's Conveyance to Self.

(5) [§59] Unilateral Termination of Homesteaded Property.

(6) Recorded Conveyance or Declaration.

(aa) [§60] Nature and Purpose of Statute.

(bb) [§61] Methods of Severance.

(cc) [§62] Recordation.

(dd) [§63] Severance Under Statute Is Not Transfer of Property.

(b) [§64] Death of Joint Tenant.

(c) Partition by Cotenants.

(1) [§65] Nature of Partition.

(2) [§66] General Provisions.

(3) Commencement of Action.

(aa) [§67] Parties.

(bb) [§68] Complaint and Lis Pendens.

(cc) [§69] Summons.

(dd) [§70] Answer.

(4) Trial.

(aa) [§71] Determination of Interests.

(bb) [§72] Determination of Right To Partition.

(cc) [§73] Waiver of Right.

(dd) [§74] Determination of Manner of Partition.

(ee) [§75] Interlocutory Judgment.

(5) Referees.

(aa) [§76] Appointment.

(bb) [§77] Authority of Referee.

(6) [§78] Division of Property.

(7) Sale of Property.

(aa) [§79] Procedure.

(bb) [§80] Consummation of Sale.

(cc) [§81] Disposition of Proceeds.

(8) [§82] Partition by Appraisal.

(9) [§83] Costs of Partition.

(10) [§84] Judgment.

6. Common Interest Developments.

(a) Nature and Regulation.

(1) [§85] Common Interest Development Act.

(2) [§86] Other Statutes.

(3) [§87] Commentary and Uniform Acts.

(b) Definitions.

(1) [§88] Common Interest Development.

(2) [§89] Condominium, Condominium Plan, and Condominium Project.

(3) [§90] Community Apartment Project.

(4) [§91] Stock Cooperative.

(5) [§92] Planned Development.

(6) [§93] Separate, Common, and Exclusive Areas.

(c) Governing Documents.

(1) [§94] In General.

(2) [§95] Declaration.

(3) [§96] Operating Rules.

(d) Managing Association.

(1) [§97] Creation and Status.

(2) [§98] Financial Statements.

- (3) [§99] Insurance Summary.**
- (4) [§100] Managing Agent.**
- (5) [§101] Association Meetings and Records.**
- (5a) [§101A] (New) Association Elections.**
- (6) [§102] Common Interest Development Manager.**
- (7) Maintenance of Development.**
 - (aa) [§103] Association's Responsibility.**
 - (bb) [§104] Standard of Review of Association's Maintenance and Development Decisions.**
- (8) Actions by and Against Association.**
 - (aa) [§105] Standing To Sue.**
 - (bb) [§106] Property Damage.**
 - (cc) [§107] Tort Liability.**

(e) Assessments.

- (1) [§108] Authority.**
- (2) [§109] Increases.**
- (3) [§110] Penalties.**
- (4) [§111] Delinquent Assessments.**
- (5) [§112] Liens.**
- (6) (New) Collection of Debts for Assessments After January 1, 2006.**
 - (aa) [§112A] (New) Lower Value and Shorter Delinquency.**
 - (bb) [§112B] (New) Higher Value or Longer Delinquency.**

(f) [§113] Partition.

(g) Owners' Compliance With Covenants and Restrictions.

- (1) [§114] Requirement of Reasonableness.**
- (2) Particular Restrictions.**
 - (aa) [§115] Pets.**
 - (bb) [§116] Age.**
 - (cc) [§117] Common Areas.**
 - (dd) [§118] Improvements and Modifications.**
 - (ee) [§119] Voting Rights.**
 - (ff) [§120] Transfer Rights.**
 - (gg) [§121] Other Restrictions.**
- (3) [§122] Parties to Enforcement.**
- (4) [§123] Statute of Limitations.**
- (5) [§124] Attorneys' Fees.**
- (6) [§125] Alternative Dispute Resolution.**

(h) [§126] Liens for Labor and Materials.

D. Future Interests.

- 1. [§127] In General.**
- 2. Reversionary Interests.**
 - (a) [§128] Reversion.**
 - (b) Power of Termination.**
 - (1) [§129] Terminology.**

(2) [§130] Enforcement of Building Restrictions.

3. Remainders.

(a) [§131] Nature of Remainder.

(b) [§132] Executory Interests.

(c) Vested Remainders.

(1) [§133] What Constitutes Vested Remainder.

(2) [§134] Remainder Indefeasibly Vested.

(3) [§135] Remainder Vested Subject to Open.

(4) [§136] Remainder Vested Subject to Complete Defeasance.

(d) Contingent Remainders.

(1) [§137] Nature of Contingent Interest.

(2) [§138] Doctrine of Destructibility Abolished.

(3) [§139] Acceleration.

(4) [§140] Condition Precedent Though Remainderperson Ascertained.

(5) [§141] Unascertained Remainderperson.

(e) [§142] Presumption of Vested Remainder.

(f) Rights of Remainderperson.

(1) [§143] Against Life Tenant.

(2) [§144] Against Third Parties.

4. Powers of Appointment.

(a) [§145] Nature of Powers.

(b) Powers of Appointment Act.

(1) [§146] Statutory Development.

(2) [§147] Definitions.

(3) [§148] Common Law Preserved.

(c) Classification.

(1) [§149] General and Special Powers.

(2) [§150] Testamentary and Presently Exercisable Powers.

(3) [§151] Imperative and Discretionary Powers.

(d) [§152] Creation of Powers.

(e) Exercise of Powers.

(1) [§153] Donee's Capacity.

(2) [§154] Donee's Authority.

(3) Donee's Intent.

(aa) [§155] In General.

(bb) [§156] Residuary Clause or General Language.

(cc) [§157] Will Executed Before Power Is Created.

(4) Types of Appointments.

(aa) [§158] General and Special Powers.

(bb) [§159] Exclusive and Nonexclusive Powers.

(5) [§160] Revocability.

(f) [§161] Contract To Appoint.

(g) Release of Power.

(1) [§162] Authority and Limitations.

(2) [§163] Procedure.

- (a) [§197] Void Condition Against Marriage.
- (b) [§198] Valid Limitation Until Marriage.
- 3. Restraints on Use.
 - (a) [§199] Valid Restraints Against Particular Uses.
 - (b) Restraints Against Persons.
 - (1) [§200] Judicial Rule.
 - (2) [§201] California Statute.
 - (3) [§202] Expanded Scope of Rule.
 - (c) [§203] Restriction Against For Sale Sign on Property.

III. TITLES

A. In General.

- 1. [§204] Origin of California Land Titles.
- 2. [§205] Methods of Acquisition.
- 3. [§206] Capacity To Acquire and Transfer Land.
- 4. [§207] Proof of Title by Nonpossessor.
- 5. [§208] Possession as Evidence of Title.
- 6. Governmental Ownership of Tidelands.
 - (a) [§209] Federal Rights.
 - (b) [§210] State Rights.
 - (c) [§211] Grant of Tidelands to Municipality.

B. Adverse Possession.

- 1. [§212] In General.
- 2. Property Not Subject to Adverse Possession.
 - (a) [§213] Public Property.
 - (b) [§214] Property Dedicated to Public Use.
- 3. Elements of Adverse Possession.
 - (a) [§215] Actual, Open, and Notorious Occupation.
 - (b) Hostile or Adverse Claim.
 - (1) [§216] In General.
 - (2) [§217] Mortgagor and Mortgagee.
 - (3) [§218] Vendor and Purchaser, Grantor and Grantee.
 - (4) Cotenants.
 - (aa) [§219] Possession Is Normally Not Adverse.
 - (bb) [§220] Claim Under Invalid Deed.
 - (cc) [§221] Ouster of Other Tenant.
 - (5) [§222] Life Tenant and Remainderperson.
 - (c) Color of Title or Claim of Right.
 - (1) Color of Title.
 - (aa) [§223] What Constitutes Color of Title.
 - (bb) [§224] Sufficiency of Possession.
 - (2) Claim of Right.
 - (aa) [§225] What Constitutes Claim of Right.
 - (bb) [§226] Sufficiency of Possession.
 - (d) Continuous and Uninterrupted Possession for 5 Years.
 - (1) [§227] Continuous Possession.
 - (2) [§228] Tacking.

- (b) [§260] Undue Influence.
- (c) [§261] Mistake or Fraud.
- (d) [§262] Consideration.
- (e) [§263] name.
- (f) [§264] Conveyance in Different Name.
- (g) [§265] Adjudication of Identity.

4. Grantee.

- (a) [§266] In General.
- (b) [§267] Unincorporated Association.

5. Execution.

- (a) [§268] Writing and Subscription.
- (b) [§269] Blank Deed.
- (c) [§270] Forged Deed.

6. Description of Property.

- (a) [§271] Methods of Description.
- (b) [§272] Presumption of Ownership to Center Line.
- (c) Land Bounded by Highway.
 - (1) [§273] General Rule.
 - (2) [§274] Distinctions.
- (d) Land Bordering on Waters.
 - (1) [§275] General Rule.
 - (2) [§276] Land Subject to Public Trust.
- (e) [§277] Resolving Uncertainties.

7. Oral Agreement Settling Boundary.

- (a) Agreement and Acquiescence.
 - (1) [§278] General Rule.
 - (2) [§279] Implied Agreement.
 - (3) [§280] Where Property Is Not Solely Owned.
- (b) Uncertainty and Mistake.
 - (1) [§281] Uncertainty Is Sufficient.
 - (2) [§282] Where No Uncertainty Existed.

8. Acknowledgment.

- (a) [§283] Nature of Requirement.
- (b) Formal Requisites.
 - (1) [§284] Form of Acknowledgment.
 - (2) [§285] Knowledge of Officer.
 - (3) [§286] Multiple Acknowledgments.
 - (4) [§287] Thumbprint Requirement.
- (c) Officers Who May Acknowledge.
 - (1) [§288] In General.
 - (2) [§289] Appointment and Authority of Notaries.
 - (3) [§290] Liability of Notary and Sureties.

9. Delivery.

- (a) [§291] In General.
- (b) Intention To Pass Title.
 - (1) [§292] Manual Tradition (Physical Delivery).

- (2) [§293] Circumstances of Transaction.
- (3) [§294] Subsequent Acts and Declarations of Grantor.
- (4) [§295] Presumptions and Inferences.
- (5) [§296] Appellate Review of Determination.

10. Conditional Delivery.

- (a) Attempted Conditional Delivery to Grantee.
 - (1) [§297] No Delivery.
 - (2) [§298] Unconditional Delivery.
- (b) Conditional Delivery to Third Person.
 - (1) [§299] Death of Grantor as Condition.
 - (2) [§300] Survivorship as Condition.
- (c) Escrow.
 - (1) [§301] Nature of Escrow.
 - (2) [§302] Escrow Agents.
 - (3) Escrow Holder as Agent.
 - (aa) [§303] Agent for Parties.
 - (bb) [§304] Limited Agency.
 - (cc) [§305] Liabilities.
 - (4) [§306] Contract Is Necessary for Irrevocable Deposit.
 - (5) Performance and Discharge.
 - (aa) [§307] Performance by Grantee.
 - (bb) [§308] Performance by Grantor.
 - (cc) [§309] Remedies for Default.
 - (dd) [§310] Liability for Refusal To Effect Release of Funds.
 - (6) Effect on Title and Incidents.
 - (aa) [§311] Grantor's Title During Escrow.
 - (bb) [§312] Relation Back of Grantee's Title.
 - (cc) [§313] Unauthorized Delivery to Grantee.

11. Acceptance.

- (a) [§314] Requirement of Acceptance.
- (b) [§315] Exceptions.

12. Recordation.

- (a) Instruments That May Be Recorded.
 - (1) [§316] Instruments Affecting Title or Possession.
 - (2) [§317] Documents Requiring Prescribed Information.
 - (3) [§318] Unusual Instruments.
- (b) [§319] General Requirements.
- (c) [§320] Fees.
- (d) [§321] Recording Methods.
- (e) Copying and Indexing.
 - (1) [§322] Statutory Provisions.
 - (2) [§323] Necessity of Actual Copying.
 - (3) [§324] Necessity of Correct Indexing.
- (f) [§325] Effect of Proper Recordation.
- (g) [§326] Recordation Outside Chain of Title.

(h) Effect of Failure To Record.

(1) [§327] Rule of Prior Recordation.

(2) Bona Fide Purchaser.

(aa) [§328] What Constitutes Bona Fide Purchase.

(bb) [§329] Bona Fide Encumbrancer.

(cc) [§330] Transferee From Bona Fide Purchaser.

(dd) [§331] Notice.

(ee) [§332] Knowledge of Lease.

(3) [§333] Judgment Creditor in Action Affecting Title.

13. Estoppel by Deed.

(a) [§334] In General.

(b) [§335] Effect of Recording Statute.

F. Marketable Record Title.

1. [§336] Law Revision Commission Report.

2. [§337] Enactment of Marketable Record Title Statute.

3. Interests Covered by Statute.

(a) [§338] Ancient Mortgages and Deeds of Trust.

(b) [§339] Unexercised Options.

(c) Powers of Termination.

(1) [§340] Definitions.

(2) [§341] Expiration.

(3) [§342] Exercise.

(4) [§343] Operative Date of Provisions.

(d) [§344] Unperformed Contracts for Sale of Real Property.

(e) Dormant Mineral Rights.

(1) [§345] Need for Legislation.

(2) [§346] Statutory Provisions.

(f) Abandoned Easements.

(1) [§347] Need for Legislation.

(2) [§348] Statutory Provisions.

4. Preservation of Interest by Notice.

(a) [§349] Recordation of Notice.

(b) [§350] Content and Form of Notice.

(c) [§351] Slander of Title by Recording.

G. Title Insurance.

1. [§352] Nature and Distinctions.

2. [§353] Title Companies.

3. [§354] Construction of Title Policy.

4. [§355] Coverage of Standard Policy.

5. Excluded Risks of Standard Policy.

(a) [§356] In General.

(b) [§357] Risks Unintentionally Created by Insured.

6. [§358] Special Indorsements and Extended Coverage.

7. Liability for Breach.

(a) What Constitutes Title Defect.

(1) [§359] Illustrations.

- (2) [§360] Distinctions.
- (b) [§361] Measure of Recovery.
- (c) Tort Liability for Negligence.
 - (1) [§362] In General.
 - (2) [§363] Distinction: Preparation of Preliminary Title Report.
- (d) Conditions and Defenses.
 - (1) [§364] In General.
 - (2) [§365] Cooperation and Duty To Defend.
 - (3) [§366] Contributory Fault.
 - (4) [§367] Waiver of Conditions.
- (e) [§368] Subrogation.

H. [§369] Repeal of Torrens (Title Registration) Law.

IV. RIGHTS INCIDENTAL TO POSSESSION

A. Waste.

- 1. [§370] Prohibition and Remedies.
- 2. [§371] What Constitutes Waste.
- 3. [§372] Trespass Distinguished.

B. Adjoining Landowners.

- 1. [§373] In General.
- 2. Encroachment of Tree.
 - (a) [§374] In General.
 - (b) [§375] Injunction and Damages.
- 3. [§376] Encroachment of Building.
- 4. [§377] Support for Land.
- 5. Support for Buildings.
 - (a) [§378] In General.
 - (b) [§379] Deep Excavations.
 - (c) [§380] Excavator's Protective Efforts.
- 6. [§381] Subjacent Support.

V. RIGHTS IN THE LAND OF ANOTHER

A. Easements and Profits.

- 1. Nature of Easement.
 - (a) [§382] Definition and Distinctions.
 - (b) [§383] Appurtenant and in Gross.
 - (c) [§384] Typical Easements.
 - (d) [§385] Solar Easement.
 - (e) [§386] Conservation Easement.
 - (f) [§387] Profits.
- 2. Creation of Easements.
 - (a) Express Grant or Reservation.
 - (1) [§388] In General.
 - (2) [§389] Instruments Construed To Create Easements.
 - (3) [§390] Instruments Construed as Grants of Fee.
 - (4) [§391] Instrument Construed as Invalid Exculpatory Agreement.
 - (b) Implied Grant.

- (1) [§392] **Kinds of Transfers.**
 - (2) **Conditions Governing Implication.**
 - (aa) [§393] **Obvious and Permanent Use.**
 - (bb) [§394] **Reasonable Necessity.**
 - (cc) [§395] **Representations Accompanying Sale.**
 - (3) [§396] **No Implied Easement of Light and Air.**
 - (c) [§397] **Implied Reservation.**
 - (d) **Way of Necessity.**
 - (1) [§398] **Right to Easement.**
 - (2) [§399] **Limitations on Doctrine.**
 - (e) [§400] **Condemnation or Judgment for Damages.**
 - (f) **Prescription.**
 - (1) [§401] **Elements of Prescriptive Right.**
 - (2) [§402] **Issues and Proof.**
 - (3) [§403] **Hostile or Adverse Use.**
 - (4) [§404] **Permissive Use.**
 - (5) [§405] **No Duty To Compensate Owner of Property.**
 - (g) [§406] **Recorded Covenant.**
- 3. Extent of Use.**
 - (a) **Express Grant or Reservation.**
 - (1) [§407] **In General.**
 - (2) [§408] **Use Fixing Limits.**
 - (3) [§409] **Relocation.**
 - (4) **Improvement of Right-of-Way.**
 - (aa) [§410] **Repairs and Improvements.**
 - (bb) [§411] **Modernization of Use.**
 - (5) **Rights Retained by Servient Owner.**
 - (aa) [§412] **Right To Use Property.**
 - (bb) [§413] **Grant of Right to Others.**
 - (b) [§414] **Implied Grant.**
 - (c) **Prescription.**
 - (1) [§415] **General Rule Limiting Extent to Actual Use.**
 - (2) [§416] **Exception for Permissible Changes.**
 - (3) [§417] **Propriety of Exclusive Prescriptive Easement.**
- 4. Duty To Maintain Property.**
 - (a) [§418] **In General.**
 - (b) [§419] **Jointly Owned Easement.**
- 5. [§420] Transferability and Succession.**
- 6. Termination of Easement.**
 - (a) [§421] **Release or Merger.**
 - (b) **Abandonment.**
 - (1) [§422] **Private Easement.**
 - (2) [§423] **Public Easement.**
 - (c) [§424] **Nonuse.**
 - (d) [§425] **Prescription.**
 - (e) [§426] **Incompatible Act of Easement's Owner.**

- (f) Destruction of Servient Tenement.**
 - (1) [§427] Involuntary Destruction.**
 - (2) [§428] Voluntary Destruction.**

B. Licenses.

- 1. [§429] Revocable Licenses.**
- 2. [§430] Irrevocable Licenses.**

C. Covenants Running With the Land.

- 1. In General.**
 - (a) [§431] Nature of Covenant.**
 - (b) [§432] Personal Covenant.**
 - (c) [§433] Running Covenant.**
- 2. Essentials of Running Covenant.**
 - (a) [§434] Intention That Covenant Run.**
 - (b) [§435] Relation to Land.**
 - (c) [§436] Succession to Interest of Original Party.**
- 3. Covenants in Grants and Between Owners in Fee.**
 - (a) [§437] Former Privity Requirement.**
 - (b) [§438] Abrogation of Privity Requirement.**
 - (c) [§439] Present Law.**

D. Equitable Servitudes.

- 1. Nature and Effect.**
 - (a) [§440] California Law.**
 - (b) [§441] Restatement.**
- 2. Legality and Reasonableness of Restrictions.**
 - (a) [§442] In General.**
 - (b) [§443] Building Restrictions.**
 - (c) [§444] No Prohibition of Solar Energy Systems.**
 - (d) [§445] Affirmative Burdens.**
 - (e) [§446] Approval of Construction Plans.**
- 3. [§447] Construction of Restrictions.**
- 4. Requisites for Enforcement.**
 - (a) [§448] Notice to Grantee.**
 - (b) [§449] Express Statement of Common Plan.**
 - (c) [§450] Designation of Tract.**
- 5. Denial of Equitable Enforcement.**
 - (a) [§451] In General.**
 - (b) [§452] Plaintiff Without Interest.**
 - (c) [§453] Omission, Abrogation, or Disregard of Restrictions.**
 - (d) Changed Conditions.**
 - (1) [§454] Enforcement Denied.**
 - (2) [§455] Insufficient Change.**
 - (e) [§456] Change in Law and Policy.**
- 6. [§457] Extent and Kinds of Relief.**

E. Rights of Innocent Improver.

- 1. [§458] In General.**
- 2. Recovery of Value.**

- (a) [§459] Nature and Scope of Statute.
- (b) [§460] Considerations Determining Relief.
- (c) [§461] Equitable Lien and Lis Pendens.

3. [§462] Other Relief.

VI. SALES AND TRANSFERS OF RESIDENTIAL REAL PROPERTY

A. Implied Warranty in Sale.

- 1. [§463] Sellers of New Construction.
- 2. [§464] Warranty for New Construction Only.

B. Disclosure Regarding Agency Relationship.

- 1. [§465] Statutory Development.
- 2. [§466] Definitions.
- 3. [§467] Providing Disclosure Form to Buyer and Seller.
- 4. [§468] Contents of Disclosure Form.
- 5. [§469] Disclosure of Exclusive or Dual Agency.
- 6. [§470] Additional Provisions.

C. Disclosures Regarding Condition of Property.

- 1. [§471] Types of Disclosures.
- 2. **Broker's Duty To Inspect and Disclose.**
 - (a) [§472] Creation of Duty.
 - (b) [§473] Nature of Duty.
 - (c) [§474] Scope of Inspection.
 - (d) [§475] Disclosure of Information in Booklets.
 - (e) [§476] Statute of Limitations.
 - (f) [§477] Insurance Coverage.
 - (g) [§478] Broker's Action Against Home Inspection Company.

3. Transferor's and Broker's Duties To Disclose.

(a) In General.

- (1) [§479] Nature of Requirement.
- (2) [§480] Included Transfers.
- (3) [§481] Excluded Transfers.
- (4) [§482] No Waiver of Disclosure Requirements.

(b) Standard Disclosure Statement.

- (1) [§483] Content and Intended Use.
- (2) [§484] Environmental Hazards.
- (3) [§485] Delivery of Statement.

(c) Disclosure of Natural Hazards.

- (1) [§486] Types of Hazards.
- (2) [§487] Natural Hazard Disclosure Statement.
- (3) [§488] Homeowner's Guide to Earthquake Safety.

(d) Additional Statements.

- (1) [§489] Local Option Statement.
- (2) [§490] Manufactured Home Statement.
- (3) [§491] Continuing Lien Securing Facilities Tax or Bonds.
 - (3a) [§491A] (New) Notice of Supplemental Tax Bill.
 - (3b) [§491B] (New) Notice of Transfer Fee.
- (4) [§492] Location of Sex Offenders.

- (5) [§493] Military, Industrial, and Airport Influences.
- (e) Compliance With Disclosure Requirements.
 - (1) [§494] In General.
 - (2) [§495] Sanctions for Noncompliance.

D. Home Inspections.

- 1. [§496] Regulation of Inspectors.
- 2. [§497] Unfair Business Practices.

E. Appraisals of Real Property.

- 1. [§498] Governing Law.
- 2. [§499] Administration.
- 3. [§500] Conduct of Appraisal Practice.
- 4. [§501] Sanctions for Violations.

F. [§502] Arbitration Provision in Real Property Sales Contract.

VII. LANDLORD AND TENANT RELATIONSHIP

A. [§503] Statutory Framework.

B. Types of Tenancy.

- 1. Estate for Years.
 - (a) [§504] Nature of Estate.
 - (b) [§505] Definite Period Required.
 - (c) [§506] Lessor's Transfer and Tenant's Attornment.
- 2. [§507] Tenancy at Will.
- 3. [§508] Periodic Tenancy.
- 4. Tenancy at Sufferance.
 - (a) [§509] Landlord's Election.
 - (b) [§510] Express Provision in Lease.

C. Other Relationships Distinguished.

- 1. [§511] Sale of Property.
- 2. [§512] License.
- 3. Proprietor and Guest or Lodger.
 - (a) [§513] In General.
 - (b) [§514] Statutory Rights of Lodger.
- 4. [§515] Farming Contract.
- 5. [§516] Tenants as Consumers.

D. Leases.

- 1. Nature and Requisites of Lease.
 - (a) [§517] Dual Nature.
 - (b) [§518] Legality of Object.
 - (c) [§519] Form.
 - (d) [§520] Execution and Delivery.
 - (e) [§521] Identification of Property Owners or Managers.
 - (f) [§522] Agreement To Lease.
 - (g) [§523] Particular Leases and Provisions.
- 2. Term.
 - (a) [§524] Specification in Instrument.
 - (b) [§525] Statutory Restrictions.
- 3. [§526] Changes in Short-Term Leases.

4. Renewal.

- (a) [§527] Distinction Between Renewal and Extension.**
- (b) Lessee's Option To Renew.**
 - (1) [§528] In General.**
 - (2) [§529] Terms Left for Future Agreement.**
 - (3) [§530] First Right of Refusal.**
 - (4) [§531] Manner of Exercise.**
- (c) [§532] Provision for Automatic Renewal.**

5. Lessee's Option To Purchase.

- (a) [§533] Nature and Types of Options.**
- (b) [§534] Exercise.**
- (c) [§535] Preemptive Rights.**
- (d) [§536] Effect of Extension or Renewal of Lease.**

6. Assignment and Sublease by Tenant.

- (a) [§537] Right To Assign or Sublease.**
- (b) Effect of Assignment.**
 - (1) [§538] Liability of Original Lessee.**
 - (2) [§539] Liability of Assignee Who Assumes.**
 - (3) [§540] Liability of Assignee Who Does Not Assume.**
- (c) Effect of Sublease.**
 - (1) [§541] Subordinate to Main Lease.**
 - (2) [§542] Liability of Sublessee to Lessor.**
 - (3) [§543] Liability of Lessor to Sublessee.**
 - (4) [§544] Sublease for Balance of Term.**
 - (5) [§545] Lease Provisions Are Not Incorporated.**
- (d) Condition or Covenant Against Assignment or Sublease.**
 - (1) [§546] Effect of Condition.**
 - (2) [§547] Distinction: Devise by Lessee.**
 - (3) [§548] Rule in Dumpor's Case.**
 - (4) [§549] Construction Against Forfeiture.**
 - (5) [§550] Assignment or Sublease by Corporate Lessee.**

7. Restriction on Transfer of Commercial Lease.

- (a) Development of Law.**
 - (1) [§551] Majority and Minority Rules.**
 - (2) [§552] Adoption of Minority Rule.**
 - (3) [§553] Codification.**
- (b) [§554] Commercially Reasonable Objection.**
- (c) Tenant's Right To Transfer.**
 - (1) [§555] Authorized Restrictions on Right.**
 - (2) [§556] Illustration of Permissible Restraint on Right.**
- (d) Remedies for Breach of Assignment or Sublease Covenant.**
 - (1) [§557] Adoption of Statute.**
 - (2) [§558] Remedies for Unreasonably Withholding Consent.**
 - (3) [§559] Remedies for Transfer in Violation of Restriction.**
 - (4) [§560] Rule in Dumpor's Case Abolished.**

8. Restriction on Use of Commercial Property.

- (a) [§561] Nature and Scope of Statute.
 - (b) [§562] Lease Provision.
 - (c) [§563] Change in Use.
 - (d) [§564] Effect of Restriction on Remedies for Breach.
9. Additional Covenants in Lease.
- (a) [§565] Express Covenants.
 - (b) [§566] Implied Covenants.
10. [§567] Restrictions on Waivers of Tenants' Rights.

VIII. RENT

A. In General.

- 1. [§568] Nature of Obligation.
- 2. [§569] Form and Determination of Payment.

B. Apportionment of Rent.

- 1. [§570] General Rule Against Apportionment.
- 2. [§571] When Apportionment Is Authorized.

C. Rent Control.

- 1. [§572] Nature and Scope of Regulations.
- 2. Preemption of Rent Control Ordinances.
 - (a) By State Law.
 - (1) [§573] In General.
 - (2) [§574] Single Family Dwellings, New Construction, and Vacancy Controls.
 - (3) [§575] Commercial Rent Control Prohibited.
 - (b) [§576] By Federal Regulation.
- 3. Validity of Regulations.
 - (a) [§577] Due Process and Related Challenges.
 - (b) [§578] Antitrust Challenges.
 - (c) [§579] Contract Clause Challenges.
 - (d) [§580] Takings Clause Challenges.
 - (e) [§580A] (New) Free Speech Challenges.
- 4. Establishing Amount of Rent.
 - (a) [§581] Establishing and Certifying Rent Levels.
 - (b) Fair Return on Investment.
 - (1) [§582] Constitutional Requirement.
 - (2) [§583] Effect of Financing Terms.
 - (3) [§584] Long-Term Appreciation.
 - (4) [§585] Denial of Fair Return as Taking.
 - (5) [§586] Base Date Rents.
 - (6) [§587] Expanded Authority To Provide Fair Return.
 - (c) [§588] Rent Decrease or Denial of Increase.
 - (d) [§589] Rent Increase.
- 5. Tenant's Remedies for Rent Control Violations.
 - (a) [§590] Where Excess Rent Was Charged.
 - (b) [§591] Where Tenant Was Improperly Evicted for Owner Occupancy.
 - (c) [§592] Landlord's Good Faith Defense.

(d) [§593] Constitutional Limits on Administrative Sanctions.

(e) [§594] Violation as Defense in Unlawful Detainer Action.

6. Landlord's Remedies for Excessive Rent Control.

(a) [§595] Damages for Denial of Fair Return.

(b) [§596] Damages for Overly Burdensome Rent Review Proceedings.

(c) [§597] Expenses, Fees, and Costs.

7. Landlord's Right To Discontinue Renting.

(a) [§598] Compulsion To Rent Is Prohibited (Ellis Act).

(b) [§599] Other Acts and Powers of Entity Are Not Affected.

(c) [§600] Withdrawn Property Later Offered for Rent.

(d) [§601] Demolished Property Later Replaced and Offered for Rent.

(e) Notices.

(1) [§602] By Public Entity to Owner's Successor in Interest.

(2) [§603] By Owner Who Withdraws Property.

(3) [§604] By Owner Who Demolishes Property.

(f) [§605] Procedure for Adoption of Regulation.

(g) [§606] Noncompliance as Defense in Unlawful Detainer Action.

IX. OTHER RIGHTS AND LIABILITIES OF LANDLORDS AND TENANTS

A. Possession.

1. [§607] Estoppel To Deny Landlord's Title.

2. [§608] Delivery of Possession.

3. [§609] Landlord's Entry into Dwelling.

4. [§610] Actual Eviction.

5. Constructive Eviction.

(a) [§611] General Principles.

(b) [§612] Wrongful Notice of Termination.

(c) [§613] Other Conduct.

6. Landlord's Interference With Occupancy.

(a) [§614] Original Statute.

(b) [§615] Expanded Statute.

(c) [§616] Landlord's Use of Theft, Extortion, or Force.

(d) [§616A] (New) Inquiries Regarding Immigration Status.

B. Fitness for Use and Repairs.

1. [§617] In General.

2. [§618] Lessor's Covenant To Repair.

3. Lessor's Statutory Duty To Repair.

(a) [§619] Nature of Duty.

(b) [§620] Tenant's Remedies.

(c) [§621] When Dwelling Is Deemed Untenantable.

(d) [§622] When Tenant's Violation Excuses Duty.

(e) [§623] Waiver and Arbitration.

4. Implied Warranty of Habitability.

(a) Development of Doctrine.

(1) [§624] Rejection of Common Law.

(2) [§625] Doctrine as Defense to Unlawful Detainer Action.

(3) [§626] Restatement 2d.

- (b) [§627] Action for Damages.
 - (c) [§628] Occupancy With Knowledge Does Not Waive Warranty.
 - (d) [§629] Landlord Is Not Entitled to Time To Correct Defects.
 - (e) [§630] Defects Existing Under Former Owner.
 - (f) [§631] Distinction: Commercial Lease.
- 5. Covenant by Tenant To Repair.
 - (a) [§632] Nature of Covenant.
 - (b) [§633] Measure of Damages.
 - (c) [§634] Interpretation Against Undue Burden.
- 6. Changes Ordered by Public Authorities.
 - (a) [§635] Factors for Determining Responsibility.
 - (b) [§636] Lessee's Responsibility.
 - (c) [§637] Lessor's Responsibility.
- C. Landlord's Liability for Injuries.
 - 1. [§638] Common Law Rule of Nonliability.
 - 2. [§639] Liability Under Foreseeability Test.
 - 3. Exceptions to Rule of Nonliability.
 - (a) Repairs by Landlord.
 - (1) [§640] Covenant To Repair.
 - (2) [§641] Voluntary Undertaking To Repair.
 - (b) Knowledge of Defects.
 - (1) [§642] Liability for Failure To Disclose Defect.
 - (2) [§643] Exceptions and Distinctions.
 - (3) [§644] Knowledge of Dangerous Animal.
 - (4) [§645] Knowledge of Dangerous Activity.
 - (5) [§646] Foreseeability of Criminal Acts of Strangers.
 - (5a) [§646A] (New) Foreseeability of Criminal Acts of Tenants.
 - (6) [§647] Commercial Landlord's Duty To Inspect.
 - (c) [§648] Existing Nuisance.
 - (d) [§649] Violation of Safety Law.
 - (e) [§650] Common Use Areas.
 - (f) [§651] Lease for Semipublic Purpose.
 - (g) [§652] Defective Appliances in Apartment or Hotel.
 - 4. Strict Liability.
 - (a) [§653] Former Rule Imposing Liability.
 - (b) [§654] Present Rule Rejecting Strict Liability.
- D. [§655] Insurance.
- E. [§656] Condemnation.
- F. Taxes.
 - 1. [§657] Lessor's Duty To Pay.
 - 2. [§658] Lessee's Covenant To Pay.
 - 3. [§659] Taxes on Lessee's Improvements.
- G. Competing Use.
 - 1. Express Covenant Against Competition.
 - (a) [§660] Nature and Validity.
 - (b) [§661] Illustrations.

- 2. [§662] Implied Covenant Against Competition.
- H. Termination of Tenancy.
 - 1. [§663] In General.
 - 2. [§664] Expiration of Term.
 - 3. Destruction of Premises.
 - (a) [§665] In General.
 - (b) [§666] Lessor's Covenant To Repair.
 - 4. Tenant's Breach.
 - (a) [§667] In General.
 - (b) [§668] Construction of Forfeiture Clause.
 - (c) [§669] Waiver.
 - (d) [§670] Relief From Forfeiture.
 - (e) [§671] Express Clause Against Waiver.
 - 5. Landlord's Breach.
 - (a) [§672] Earlier Doctrine of Independent Covenants.
 - (b) [§673] Modern Theory of Dependent Covenants.
 - 6. [§674] Illegal Use of Premises.
 - 7. [§675] Surrender.
 - 8. [§676] Abandonment.
 - 9. [§677] Foreclosure of Senior Mortgage.
 - 10. Termination by Notice.
 - (a) [§678] In General.
 - (b) [§679] Tenancy at Will.
 - (c) [§680] Periodic Tenancy.
 - 11. [§681] Special Lease Provisions.
 - 12. Improper Grounds for Termination.
 - (a) [§682] Racial Discrimination.
 - (b) [§683] Discrimination Against Children.
- I. Right To Remove Fixtures.
 - 1. [§684] In Absence of Covenant.
 - 2. [§685] Covenant Governing Removal.
 - 3. [§686] Tenant's Refusal To Remove.
- J. Conversion of Rental Housing to Condominiums.
 - 1. [§687] State Requirements.
 - 2. Local Requirements.
 - (a) [§688] In General.
 - (b) [§689] Regulations Enacted After Applicant Has Complied With State Law.

X. LANDLORD AND TENANT REMEDIES

A. Landlord's Remedies.

- 1. Former Law.
 - (a) [§690] Action for Rent or Damages.
 - (b) [§691] Special Lease Provisions.
- 2. Legislative Changes in 1970.
 - (a) [§692] Purpose of Revision.
 - (b) [§693] Nature and Scope of Statutes.

3. Action for Damages.

- (a) **[\$694] Right of Action.**
- (b) **[\$695] Proof of Abandonment.**
- (c) **Types of Damages.**
 - (1) **[\$696] Unpaid Rent.**
 - (2) **[\$697] Future Rent.**
 - (3) **[\$698] Other Losses Caused by Breach.**
- (d) **[\$699] Mitigating Damages.**
- (e) **[\$700] Computation of Damages.**
- (f) **[\$701] Liquidated Damages.**

4. [§702] Ejectment.

5. Unlawful Detainer.

- (a) **In General.**
 - (1) **[\$703] Nature of Remedy.**
 - (2) **[\$704] No Action If Tenant Surrenders.**
 - (3) **[\$705] Regulation of Unlawful Detainer Assistants.**
- (b) **Tenant's Defense of Retaliatory Eviction.**
 - (1) **Judicially Declared Doctrine.**
 - (aa) **[\$706] Nature of Defense.**
 - (bb) **[\$707] Tenant's Cause of Action.**
 - (cc) **[\$708] Exercise of Federal Right.**
 - (dd) **[\$709] Report of Landlord's Crime.**
 - (ee) **[\$710] Commercial Lease.**
 - (ff) **[\$711] Distinction: Third Party's Coercion.**
 - (2) **Statutory Rule.**
 - (aa) **[\$712] Retaliatory Acts Prohibited.**
 - (bb) **[\$713] Restrictions on Lessee's Defense.**
 - (cc) **[\$714] Burden of Proof.**
 - (dd) **[\$715] Tenant's Remedies.**
 - (ee) **[\$716] Retaliatory Eviction as Unfair Business Practice.**
 - (ff) **[\$717] Permissible Acts by Lessor.**
 - (3) **[\$718] Distinction: Termination of Gasoline Dealer's Lease.**
- (c) **[\$719] Other Defenses of Tenant.**
- (d) **Three-Day Notice.**
 - (1) **[\$720] Necessity and Effect of Notice.**
 - (2) **[\$721] Where No Notice Is Necessary.**
 - (3) **[\$722] Commercial Tenant's Tender of Rent in Response.**
 - (4) **Form of Notice.**
 - (aa) **[\$723] Notice To Perform or Quit.**
 - (bb) **[\$724] Statement of Amount Due.**
 - (cc) **[\$725] Statement of Payment Options.**
 - (dd) **[\$726] Notice To Quit.**
 - (5) **[\$727] Methods of Service.**
- (e) **[\$728] Jurisdiction, Venue, and Process.**
- (f) **[\$729] Parties.**

- (g) [§730] Pleadings.**
- (h) [§731] Restricted Access to Files.**
- (i) Proceedings Before Trial.**
 - (1) [§732] Immediate Possession.**
 - (2) Effect of Abandonment of Premises.**
 - (aa) [§733] Governing Law.**
 - (bb) [§734] Illustrations.**
 - (3) [§735] Judgment by Default and Summary Judgment.**
- (j) [§736] Trial.**
- (k) Judgment.**
 - (1) [§737] Restoration of Possession.**
 - (2) [§738] Rent and Damages.**
 - (3) [§739] Costs and Attorneys' Fees.**
 - (4) [§740] Res Judicata and Collateral Estoppel.**
- (l) Enforcement of Judgment.**
 - (1) [§741] In General.**
 - (2) [§742] Storage of Tenant's Property.**

6. [§743] Action To Quiet Title.

7. Continuation of Lease.

- (a) [§744] Lessor's Conditional Remedy.**
- (b) [§745] Benefits of Continuation Remedy.**
- (c) [§746] Termination of Lessee's Right of Possession.**

8. [§747] Use of Lessee's Deposit.

9. [§748] Landlord's Lien.

10. Disposition of Abandoned Personal Property.

- (a) [§749] Nature of Statute.**
- (b) [§750] Notice To Claim Property.**
- (c) [§751] Storage of Property.**
- (d) [§752] Sale or Other Disposition.**
- (e) [§753] Limitation of Landlord's Liability.**
- (f) [§754] Alternative Procedure on Tenant's Request.**

11. (New) Disposition of Personal Property Remaining on Commercial Real Property.

- (a) [§754A] (New) Scope of Statute.**
- (b) [§754B] (New) Notice.**
- (c) [§754C] (New) Storage of Property.**
- (d) [§754D] (New) Sale or Other Disposition of Property.**
- (e) [§754E] (New) Limitation of Landlord's Liability.**

B. Tenant's Remedies.

- 1. [§755] In General.**
- 2. [§756] Abandonment of Premises.**
- 3. Forcible Entry and Forcible Detainer.**
 - (a) [§757] In General.**
 - (b) [§758] Damages for Wrongful Eviction.**
 - (c) [§759] Where Landlord Has Lien.**
 - (d) [§760] Entry Under Invalid Writ of Execution.**

XI. MOBILEHOMES

A. In General.

- 1. [§761] Governing Law.**
- 2. [§762] Definitions.**
- 3. [§763] Mobilehome Ombudsman.**

B. Rental Agreement.

- 1. [§764] Required and Optional Provisions.**
- 2. [§765] Invalid Provisions.**
- 3. [§766] Term.**

C. Rent Control.

- 1. Exemption From Local Rent Control.**
 - (a) [§767] Long-Term Agreements.**
 - (b) [§768] New Construction.**
 - (c) [§769] Space That Is Not Principal Residence.**
- 2. [§770] Challenges to Rent Control.**

D. Fees and Charges.

- 1. [§771] Improper Fees and Charges.**
- 2. [§772] Method of Charging Proper Fees.**
- 3. [§773] Security Deposits.**

E. Management of Mobilehome Park.

- 1. [§774] Maintenance of Premises.**
- 2. [§775] Rules and Regulations.**
- 3. [§776] Notices and Disclosures.**

F. [§777] Homeowner Meetings.

G. Transfer of Mobilehomes.

- 1. [§778] Listing for Sale.**
- 2. [§779] Repair or Removal of Home.**
- 3. [§780] Management's Prior Approval of Purchaser.**
- 4. [§781] Purchaser's Acceptance of Rental Agreement.**
- 5. [§782] Sale Following Death of Mobilehome Owner.**
- 6. [§783] Renting or Subletting in Medical Emergency.**

H. Termination of Tenancy.

- 1. [§784] In General.**
- 2. [§785] Notice of Termination.**
- 3. [§786] Grounds for Termination.**
- 4. [§787] Abandoned Mobilehome.**
- 5. [§788] Rights of Legal Owners and Junior Lienholders.**

I. [§789] Actions and Penalties.

J. [§790] Conversion of Mobilehome Park.

XII. OIL AND GAS LEASES

A. In General.

- 1. [§791] Nature of Right to Oil and Gas.**
- 2. [§792] Ordinary Lease Distinguished.**
- 3. [§793] Abandonment of Interest.**
- 4. [§794] Special Problems.**

B. Form and Content of Lease.

1. [§795] In General.
 2. [§796] Granting and Habendum Clauses.
 3. [§797] Other Provisions.
 4. [§798] Right To Use Surface.
- C. Lessee's Principal Obligations.**
1. [§799] Development.
 2. [§800] Royalty and Other Compensation.
 3. [§801] Implied Covenants.
- D. Termination of Lease.**
1. [§802] Abandonment.
 2. [§803] Surrender.
 3. [§804] Expiration.
 4. [§805] Forfeiture.
- E. Transfer of Interest in Lease.**
1. [§806] Lessee's Interest.
 2. [§807] Lessor's Interest.
- XIII. ENVIRONMENTAL REGULATION OF REAL PROPERTY**
- A. Land Use Planning and Regulation.**
1. [§808] In General.
 2. Subdivisions.
 - (a) [§809] Nature and Scope of Subdivision Map Act.
 - (b) [§810] Exclusions.
 - (c) Map Procedure.
 - (1) [§811] Tentative Maps.
 - (2) [§812] Final Maps.
 - (3) [§813] Alternative Maps.
 - (4) [§814] Recording.
 - (5) [§815] Statute of Limitations for Judicial Review.
 - (d) [§816] Public Access to Water Resources.
 - (e) Local Restrictions.
 - (1) [§817] In General.
 - (2) [§818] Imposition of Development Fees.
 - (3) [§819] Dedication of Open Space.
 - (f) Regulation of Sales and Leases.
 - (1) [§820] By Real Estate Commissioner.
 - (2) [§821] By Federal Statute.
 - (g) [§822] Enforcement of Subdivision Requirements.
 3. Housing and Urban Development.
 - (a) [§823] In General.
 - (b) [§824] Public and Low-Rent Housing.
 - (c) [§825] "Granny Flat" Statute.
 - (d) [§826] Uniform Building Codes.
 - (e) Community Redevelopment Law.
 - (1) [§827] In General.
 - (2) [§828] Determining Blight.
 - (3) [§829] Other Redevelopment Issues.

- 4. [§830] National Environmental Policy Act.**
- 5. California Environmental Quality Act (CEQA).**
 - (a) [§831] In General.**
 - (b) Environmental Impact Reporting Requirement.**
 - (1) Public Projects.**
 - (aa) [§832] Statutory Requirement.**
 - (bb) [§833] Illustrations.**
 - (2) Private Projects.**
 - (aa) [§834] Statutory Requirement.**
 - (bb) [§835] Illustrations.**
 - (3) [§836] Statutory Exemptions.**
 - (4) [§837] Categorical Exemptions.**
 - (5) [§838] Commonsense Exemptions.**
 - (6) [§839] Ballot Measure Exemptions.**
 - (c) Content of Environmental Impact Reports.**
 - (1) [§840] Detailed Statement.**
 - (2) [§841] Significant Environmental Effects.**
 - (3) [§842] Mitigation Measures.**
 - (4) [§843] Cumulative Impact.**
 - (5) [§844] Alternatives to Project.**
 - (d) Alternative and Supplemental Reports.**
 - (1) [§845] Negative Declarations.**
 - (2) [§846] Mitigated Negative Declarations.**
 - (3) [§847] Master Environmental Impact Reports.**
 - (4) [§848] Tiered Reports.**
 - (5) [§849] Subsequent Reports.**
 - (6) [§850] Regulatory Procedure in Lieu of Report.**
 - (e) Administrative Proceedings.**
 - (1) [§851] Lead Agency.**
 - (2) [§852] Preparation of Report by Consultant.**
 - (3) [§853] Time Limits on Preparation of Reports.**
 - (4) [§854] Project Approval After Environmental Impact Report.**
 - (f) Judicial Review.**
 - (1) [§855] Exhaustion of Administrative Remedies.**
 - (2) [§856] Statutes of Limitations.**
 - (3) [§857] Preparation of Record.**
 - (4) [§858] Expedited Proceedings.**
 - (5) [§859] Standards of Review.**
 - (6) [§860] Types of Relief.**
- 6. Coastal Lands.**
 - (a) [§861] Development of California Coastal Act.**
 - (b) [§862] Implementation of Act by Coastal Commission and Local Governments.**
 - (c) Development Permits.**
 - (1) [§863] In General.**
 - (2) [§864] Applicability to Federal Lands.**

- (bb) [§900] Specified Pollutants.
 - (3) [§901] Vehicular Sources of Air Pollution.
 - (4) [§902] Tobacco Smoke.
 - 4. Hazardous Waste.
 - (a) [§903] Federal Statutes.
 - (b) Hazardous Waste Control Act.
 - (1) [§904] Statutory Framework.
 - (2) [§905] Enforcement.
 - (c) [§906] Hazardous Substances Account Act.
 - (d) [§907] Other California Statutes.
 - 5. Solid Waste.
 - (a) [§908] Integrated Waste Management.
 - (b) [§909] Exclusive Franchises for Solid Waste Services.
 - 6. [§910] Nuclear Power and Radiation.
 - 7. [§911] Pesticides and Other Toxic Chemicals.
 - 8. [§912] Noise.
 - 9. Enforcement.
 - (a) [§913] Governmental Actions.
 - (b) [§914] Private Actions.

XIV. WATERS

- A. Systems and Classifications of Water Rights.
 - 1. [§915] Riparian and Appropriation Systems.
 - 2. [§916] Classification of Waters.
- B. Nature of Rights to Water.
 - 1. [§917] No Ownership of Water in Watercourse.
 - 2. Public Rights.
 - (a) [§918] In General.
 - (b) [§919] Navigable Waters.
 - (c) [§920] Public Trust Doctrine.
 - 3. [§921] State Rights in Interstate Waters.
 - 4. Federal Rights.
 - (a) [§922] Navigable Waters.
 - (b) [§923] Nonnavigable Waters.
 - (c) [§924] Federal Irrigation Projects.
- C. Administration of Water Rights.
 - 1. [§925] In General.
 - 2. [§926] Proceedings To Determine Water Rights.
 - 3. [§927] Enforcement of Water Rights.
 - 4. Transfer of Water Rights.
 - (a) [§928] In General.
 - (b) [§929] Temporary Change in Diversion or Use.
 - (c) [§930] Long-Term Transfers.
- D. Rights in Surface Waters.
 - 1. Riparian Rights.
 - (a) [§931] In General.
 - (b) Riparian Land.

- (1) [§932] Characteristics.
- (2) [§933] Federal Desert Land Act.
- (3) [§934] Federal Riparian Rights on Reserved Lands.
- (c) [§935] Riparian Uses and Rights Against Other Owners.
- (d) Extent of Riparian Right.
 - (1) [§936] Former Law.
 - (2) [§937] Constitutional Amendment of 1928.
 - (3) Reasonable Use.
 - (aa) [§938] Wasteful Use Eliminated.
 - (bb) [§939] Preference for Domestic Use.
 - (cc) [§940] Other Uses.
 - (4) [§941] Future Reasonable Use.

2. Appropriation Rights.

- (a) Method of Appropriation.
 - (1) [§942] Obtaining Permit and License.
 - (2) [§943] Conditions for Permit or License.
 - (3) [§944] Registration of Small Use Domestic Appropriations.
 - (4) [§945] Review of Board's Determination.
- (b) [§946] Rights Against Other Users.
- (c) [§947] Water Subject to Appropriation.
- (d) [§948] Extent of Appropriation Right.

3. Prescriptive Rights.

- (a) [§949] Nature of Prescriptive Right.
- (b) Extent of Prescriptive Right.
 - (1) [§950] Definite Amount Beneficially Used.
 - (2) [§951] Improper Change of Use.
- (c) [§952] Prescription Running Downstream.
- (d) [§953] Prescription Running Upstream.

4. [§954] Termination of Rights.

5. [§955] Ownership of Treated Wastewater.

E. Underground Waters.

- 1. [§956] In General.
- 2. [§957] State's Ownership of Groundwater.
- 3. [§958] Overlying, Appropriative, and Prescriptive Rights.
- 4. Correlative Rights Doctrine.
 - (a) [§959] Development of Doctrine.
 - (b) [§960] Illustrations.
 - (c) [§961] Riparian System Distinguished.

F. Injuries to Property Caused by Waters.

1. Surface Waters.

- (a) Obstruction by Private Owner.
 - (1) [§962] Former Law.
 - (2) [§963] Tort Liability.
- (b) [§964] Obstruction by Governmental Agency.
- (c) [§965] Discharge of Surface Waters into Natural Watercourse.

2. Floodwaters.

- (a) [§966] Right of Owner To Divert.
 - (b) [§967] Recovery Based on Negligence.
- 3. Diversion or Obstruction of Watercourse.
 - (a) [§968] In General.
 - (b) [§969] Constitutional Liability for Construction.
 - (c) [§970] Tort Liability for Negligent Maintenance.
 - (d) [§971] Change in Permanent Artificial Condition.
- 4. [§972] Seawall or Breakwater.