

CONTENTS

Introduction.....	9
<i>Part I: Underlying Issues—It Is Never About the Trees.....</i>	<i>11</i>
<i>Part II: Legal Considerations</i>	<i>21</i>
Chapter 1: Who Owns a Tree?	23
Chapter 2: Encroachment.....	31
Chapter 3: Tree Protection or “Heritage” Tree Laws.....	39
Chapter 4: Debris.....	41
Chapter 5: Damage or Injury from Trees	49
Chapter 6: Liability for Sidewalk Injuries from Tree Roots.....	67
Chapter 7: View Obstructions	69
Chapter 8: Solar Access.....	77
Chapter 9: Spite Fence Law.....	85
Chapter 10: Trespass to Trees	89
Chapter 11: Measure of Damages: How Do You Place a Value on a Tree?.....	99
Chapter 12: Other Damages, Fees, and Costs.....	109
<i>Part III: Insurance Considerations</i>	<i>115</i>
Chapter 13: What Does Insurance Cover?	117
Chapter 14: Getting the Insurance Company to Pay	121
Chapter 15: What Steps Do You Take When Your Client Is Sued?	123

Chapter 16: Denial of the Tender of Defense 125

Part IV: Strategic Considerations..... 129

Part V: Mediating Tree Disputes..... 139

Chapter 17: Why Tree Issues Are Particularly Suited
for Mediation..... 141

Chapter 18: Setting It Up for Success 145

Chapter 19: The Socially Responsible Practice of Law:
A Healing Profession..... 153

About the Author 157