

# Index

## **ABANDONMENT**

Leases, eviction after abandonment, § 27:1

## **ABSTRACTS**

Titles and conveyances, § 4:8

## **ACCESSION**

Riparian Rights, this index

## **ACCRETION**

Riparian Rights, this index

## **ACKNOWLEDGMENTS**

Title insurance, § 5:24

## **ACQUIESCENCE**

Boundaries, § 31:6

## **ADJOINING LANDOWNERS**

Generally, § 30:1 to 30:3, 32:1 to 32:3

Adverse Possession, this index

Boundaries and Fences, this index

Easements, this index

Fences. Boundaries and Fences, this index

Lateral and subjacent support, right to, § 32:1 to 32:3

Party walls, § 30:2, 30:3

Rights and duties of neighbors

Lateral and subjacent support, § 32:2

Party walls, § 30:2

Riparian Rights, this index

Subjacent and lateral support, right to, § 32:1 to 32:3

Termination

Lateral and subjacent support, right to, § 32:3

Party walls, § 30:3

## **ADVERSE POSSESSION**

Generally, § 33:1 to 33:5

Establishment, § 33:2

Evidence, § 33:3

Failure of claim, § 33:4

Title insurance, curative acts, § 5:21

Trial, § 33:5

## **AFFIRMATIVE COVENANTS**

Subdivisions, this index

**AGREEMENTS**

Contracts and Agreements, this index

**ALTERNATIVE DISPUTE RESOLUTION**

Generally, § 22:3

**AMENDMENTS**

Neighborhood improvement districts, § 17:23

**AMERICANS WITH DISABILITIES ACT**

Generally, § 17:36

**ANTENNAS**

Licenses, § 18:8

**APPEAL AND REVIEW**

Generally, § 26:9

Developments of Regional Impact (DRIs), § 17:12

Neighborhood improvement districts, § 17:20

Special taxing districts, § 17:3

Subdivisions, § 14:4

**ART IN PUBLIC PLACES**

Generally, § 17:37

**ASSIGNMENTS**

Foreclosure of mortgages, § 28:13

**ASSUMPTION**

Bankruptcy, § 26:7

**ATTORNEYS' FEES**

Eminent domain, § 29:4

**AUTOMATIC STAYS**

Bankruptcy, automatic stay, § 8:12, 26:3 to 26:5

**BANKRUPTCY**

Generally, § 26:2 to 26:8

Assumption, § 26:7

Automatic stays, § 8:12, 26:3 to 26:5

Executory contracts, § 26:6

Homesteads, § 8:17, 8:18

Lifting of automatic stay, § 26:4, 26:5

Shopping center leases, § 26:8

Transfers of real property, § 8:12, 8:13

Waiver of automatic stay, § 26:3

**BARGAIN AND SALE DEEDS**

Generally, § 3:12, 3:13

**BERT HARRIS ACT**

Inverse condemnation, eminent domain, § 29:8

## INDEX

### **BOUNDARIES AND FENCES**

- Generally, § 31:1 to 31:6
- Acquiescence, boundary by, § 31:6
- Agreement regarding boundary, § 31:5
- Change of location, § 31:3
- Disputes regarding boundaries, § 31:4
- Special taxing districts, § 17:7
- Surveys, this index
- Titles and Conveyances, this index

### **BROKERS**

- Contracts of Sale, this index

### **BROWNFIELDS REDEVELOPMENT ACT**

- Generally, § 17:28

### **CANCELLATION OF INSTRUMENTS**

- Generally, § 23:1

### **CASUALTY LOSS**

- Contracts of sale, § 9:10

### **CERTIFICATIONS**

- Surveys, § 4:39

### **COMMERCIAL TRANSACTIONS**

- Transfers of Real Property, this index

### **COMMISSIONS**

- Contracts of sale, brokers, § 10:17

### **COMMON LAW**

- Contracts of Sale, this index
- Easements and Rights of Way, this index
- Partition, § 36:1
- Subdivisions, dedication, § 14:8

### **COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT**

- Generally, § 17:30

### **CONCURRENCY**

- Growth management planning, § 17:35

### **CONCURRENT ESTATES OR TENANCIES**

- Generally, § 1:13 to 1:18
- Joint tenancy, § 1:15, 1:17
- Relations between co-tenants, § 1:18
- Survivorship, joint tenancy with, § 1:17
- Tenancy by the entirety, § 1:16
- Tenancy in common, § 1:14

### **CONDEMNATION**

- Eminent Domain, this index

**CONDITIONAL USES**

Zoning, § 15:10

**CONDITIONS SUBSEQUENT**

Defeasible estates, § 1:9 to 1:11

**CONDOMINIUMS AND COOPERATIVES**

Generally, § 12:1 to 12:17

Complaint form, § 12:16

Condominiums, generally, § 12:2 to 12:5

Cooperatives, generally, § 12:6 to 12:9

Creation

Condominiums, § 12:3

Cooperatives, § 12:7

Homeowners' associations, § 12:11

Destruction of interest

Condominiums, § 12:5

Cooperatives, § 12:9

Homeowners' associations, § 12:13

Discovery form, § 12:17

Foreclosure, § 12:14

Homeowners' associations

Generally, § 12:10 to 12:13

Creation, § 12:11

Destruction of interest, § 12:13

Rights and duties, § 12:12

Rights and duties

Condominiums, § 12:4

Cooperatives, § 12:8

Homeowners' associations, § 12:12

Sales contract litigation, § 12:15

Title insurance, curative acts, § 5:22

**CONSTRUCTION AGREEMENTS AND CONSTRUCTION LIENS**

Generally, § 38:1, 38:2, 39:1 to 39:3

Complaint to foreclose construction lien, § 39:3

Ejectment, § 38:2

Final payment affidavit, § 39:2

**CONTINGENT REMAINDERS**

Generally, § 2:8, 2:9

**CONTRACT ZONING**

Generally, § 15:8

**CONTRACTS AND AGREEMENTS**

Boundaries, § 31:5

Easements and Rights of Way, this index

Liens and encumbrances, § 4:23

Sale. Contracts of sale, this index

## INDEX

### **CONTRACTS AND AGREEMENTS—Cont'd**

Title insurance, curative acts, § 5:19

### **CONTRACTS OF SALE**

Generally, § 9:1 to 9:10, 10:1 to 10:18

Breach of contract, litigation, § 24:8

Brokers

Generally, § 10:14 to 10:17

Commissions, § 10:17

Common law rights, § 10:15

Perfection of rights, § 10:16

Checklist for performance under agreement, § 9:3

Commissions, brokers, § 10:17

Common law rights

Generally, § 10:8 to 10:10

Brokers, § 10:15

Creditors, § 10:9

Third party beneficiaries, § 10:10

Condominiums and cooperatives, litigation, § 12:15

Creditors

Generally, § 10:6

Common law rights, § 10:9

Perfection of rights, § 10:12

Desired elements, § 9:2

Destruction of expectancies, § 10:3

Disclosure requirements, § 10:18

Election of remedies, litigation, § 24:3

Essential elements, § 9:1, 9:3

Expectancies

Generally, § 10:1 to 10:3

Creation, § 10:1

Destruction of interest, § 10:3

Rights and duties, § 10:2

First refusal rights, § 9:8

Forms, § 9:4, App. A

Frauds, statute of, § 8:3, 24:1

Fraudulent misrepresentation, litigation, § 24:11

Ground leases, § 9:9

“Lease to own” contracts, § 9:7

Litigation regarding contracts

Generally, § 24:1 to 24:13

Breach of contract, § 24:8

Election of remedies, § 24:3

Frauds, statute of, § 24:1

Fraudulent misrepresentation, § 24:11

Johnson v. Davis claims, § 24:10

Modification of contract, § 24:4

Negligent construction, § 24:13

**CONTRACTS OF SALE—Cont'd**

- Litigation regarding contracts—Cont'd
  - Negligent misrepresentation, § 24:12
  - Partial performance, § 24:2
  - Related causes of action, § 24:7
  - Specific performance, § 24:9
  - “Time of essence” clauses, § 24:5
  - Venue, § 24:6
- Modification of contract, litigation, § 24:4
- Negligent construction, litigation, § 24:13
- Negligent misrepresentation, litigation, § 24:12
- Option contracts, § 9:5, 9:6
- Partial performance, litigation, § 24:2
- Perfection of rights
  - Generally, § 10:11 to 10:13
  - Brokers, § 10:16
  - Creditors, § 10:12
  - Third party beneficiaries, § 10:13
- Risk of loss, § 9:10
- Special considerations, § 9:5 et seq.
- Specific performance, litigation, § 24:9
- Statutory disclosure requirements, § 10:18
- Third party beneficiaries
  - Generally, § 10:7
  - Common law rights, § 10:10
  - Perfection of rights, § 10:13
- Third party rights, generally, § 10:4 et seq.
- “Time of essence” clauses, litigation, § 24:5
- Venue, § 24:6

**CONVEYANCES**

- Titles and Conveyances, this index

**COOPERATIVES**

- Condominiums and Cooperatives, this index

**CORPORATIONS**

- Deeds, this index

**COVENANTS**

- Liens and encumbrances, § 4:26

**CREDITORS**

- Contracts of Sale, this index
- Homesteads, § 8:16

**CURTESY**

- Generally, § 1:6

**DAMAGES**

- Eminent domain, severance damages, § 29:3

## INDEX

### **DAMAGES—Cont'd**

Permanency of damages, § 22:7

### **DECLARATIONS**

Homesteads, § 8:15

### **DEDICATION**

Subdivisions, common law, § 14:8

Title insurance, § 5:11

### **DEEDS**

Generally, § 3:1 to 3:56

Bargain and sale deeds, § 3:12, 3:13

Corporations

Generally, § 3:42 to 3:44

Holding title, § 3:43

Hypothecating and transferring title, § 3:44

Delivery and recording, § 3:6

Destruction or termination of interest

Fee simple absolute, § 3:25

Joint tenancies, § 3:37

Joint tenancy with right of survivorship, § 3:29

Tenancies by the entireties, § 3:33

Tenancies in common, § 3:41

Elements necessary for effective deed

Generally, § 3:1 to 3:6

Delivery and recording, § 3:6

Items being transferred, § 3:4

Operative words of transfer, § 3:5

Party capable of holding and transferring title, § 3:3

Writing, § 3:2

Fee simple absolute

Generally, § 3:22 to 3:25

Creation, § 3:23

Rights and duties of owner, § 3:24

Termination of interest, § 3:25

Fiduciaries and guardians

Generally, § 3:54 to 3:56

Holding title, § 3:55

Hypothecating and transferring title, § 3:56

Guardians. Fiduciaries and guardians, above

Holding title

Corporations, § 3:43

Fiduciaries and guardians, § 3:55

Individuals as grantees, § 3:20

Land trusts, “true” trusts and REITs, § 3:52

Limited liability entities, § 3:46

Unincorporated groups and associations, § 3:49

**DEEDS—Cont'd**

- Hypothecating and transferring title
  - Corporations, § 3:44
  - Fiduciaries and guardians, § 3:56
  - Individuals as grantees, § 3:21
  - Land trusts, “true” trusts and REITs, § 3:53
  - Limited liability entities, § 3:47
  - Unincorporated groups and associations, § 3:50
- Individuals as grantees
  - Generally, § 3:19 to 3:41
  - Fee simple absolute, above
  - Holding title, § 3:20
  - Hypothecating and transferring title, § 3:21
  - Joint tenancies, below
  - Joint tenancy with right of survivorship, below
  - Tenancies by the entireties, below
  - Tenancies in common, below
- Joint tenancies
  - Generally, § 3:34 to 3:37
  - Creation, § 3:35
  - Destruction of interest, § 3:37
  - Rights and duties, § 3:36
  - Survivorship. Joint tenancy with right of survivorship, below
- Joint tenancy with right of survivorship
  - Generally, § 3:26 to 3:29
  - Creation, § 3:27
  - Destruction of interest, § 3:29
  - Rights and duties, § 3:28
- “Lady Bird” deeds, § 3:16, 3:17
- Land trusts, “true” trusts and REITs
  - Generally, § 3:51 to 3:53
  - Holding title, § 3:52
  - Hypothecating and transferring title, § 3:53
- Limited liability entities
  - Generally, § 3:45 to 3:47
  - Holding title, § 3:46
  - Hypothecating and transferring title, § 3:47
- Operative words of transfer, § 3:5
- Party capable of holding and transferring title, § 3:3
- Quitclaim deeds, § 3:14, 3:15
- Recording and delivery, § 3:6
- REITs. Land trusts, “true” trusts and REITs, above
- Special warranty deed, § 3:10, 3:11
- Tenancies by the entireties
  - Generally, § 3:30 to 3:33
  - Creation, § 3:31
  - Destruction of interest, § 3:33

## INDEX

### **DEEDS—Cont'd**

- Tenancies by the entireties—Cont'd
  - Rights and duties, § 3:32
- Tenancies in common
  - Generally, § 3:38 to 3:41
  - Creation, § 3:39
  - Destruction of interest, § 3:41
  - Rights and duties, § 3:40
- Termination of interest. Destruction or termination of interest, above
- Transfer of title. Hypothecating and transferring title, above
- “True” trusts. Land trusts, “true” trusts and REITs, above
- Trusts. Land trusts, “true” trusts and REITs, above
- Types of deeds, § 3:7 et seq.
- Unincorporated groups and associations
  - Generally, § 3:48 to 3:50
  - Holding title, § 3:49
  - Hypothecating and transferring title, § 3:50
- Warranty deeds
  - Generally, § 3:8 to 3:11
  - Individual, general warranty deed by, § 3:9
  - Special warranty deed, § 3:10, 3:11
- Writing, § 3:2

### **DEFAULT JUDGMENTS**

- Foreclosure of mortgages, § 28:7

### **DEFEASIBLE ESTATES**

- Generally, § 1:7 to 1:12
- Conditions subsequent, § 1:9 to 1:11
- Determinable estates, § 1:8
- Executory limitation, § 1:12
- Fee simple upon condition subsequent, § 1:10

### **DEFICIENCIES**

- Foreclosure of mortgages, § 28:10

### **DELIVERY**

- Deeds, § 3:6

### **DESCRIPTION**

- Surveys, § 4:37

### **DESTRUCTION OR TERMINATION OF RIGHTS OR INTERESTS**

- Condominiums and Cooperatives, this index
- Contingent remainders, § 2:9
- Contracts of sale, § 10:3
- Deeds, this index
- Easements and Rights of Way, this index
- Equitable interests, § 1:22
- Leases, this index
- Licenses, § 18:10

**DESTRUCTION OR TERMINATION OF RIGHTS OR INTERESTS**

**—Cont'd**

- Mineral rights, § 18:15
- Profits, § 18:4
- Riparian Rights, this index
- Subdivisions, this index

**DETERMINABLE ESTATES**

- Defeasible estates, § 1:8

**DEVELOPMENT OF REAL ESTATE**

- Condominiums and Cooperatives, this index
- Developments of Regional Impact (DRIs), this index
- Environmental Laws, this index
- Government Regulation, this index
- Neighborhood Improvement Districts, this index
- Special Taxing Districts, this index
- Subdivisions, this index
- Zoning, this index

**DEVELOPMENTS OF REGIONAL IMPACT (DRIS)**

- Generally, § 17:9 to 17:16
- Approval or denial, grounds for, § 17:11
- Consequences, § 17:14
- Creation, § 17:10
- Deviations, § 17:15
- Judicial review, § 17:12
- Results of grant of application, § 17:13
- Special issues, § 17:16

**DEVIATION**

- Developments of Regional Impact (DRIs), § 17:15

**DISCLOSURE REQUIREMENTS**

- Contracts of sale, § 10:18

**DISCOVERY**

- Condominiums and cooperatives, § 12:17
- Foreclosure of mortgages, § 28:6

**DISPARAGEMENT OF TITLE**

- Generally, § 40:3

**DOCUMENTARY TAX**

- Transfers of real property, § 8:32

**DOWER**

- Generally, § 1:6

**EASEMENTS AND RIGHTS OF WAY**

- Generally, § 19:1 to 19:19, 34:1 to 34:3
- Agreement, easements by
  - Generally, § 19:2 to 19:5

## INDEX

### **EASEMENTS AND RIGHTS OF WAY—Cont'd**

- Agreement, easements by—Cont'd
  - Creation, § **19:3**
  - Destruction of interest, § **19:5**
  - Rights and duties, § **19:4**
- Common law ways of necessity
  - Generally, § **19:10 to 19:13**
  - Creation, § **19:11**
  - Destruction of interest, § **19:13**
  - Rights and duties, § **19:12**
- Destruction of interest
  - Agreement, easements by, § **19:5**
  - Common law ways of necessity, § **19:13**
  - Implication, easements by, § **19:9**
  - Prescription, easement by, § **34:3**
  - Statutory ways of necessity, § **19:17**
- Implication, easements by
  - Generally, § **19:6 to 19:9**
  - Creation, § **19:7**
  - Destruction of interest, § **19:9**
  - Rights and duties, § **19:8**
- Prescription, easement by
  - Generally, § **34:1 to 34:3**
  - Destruction of interest, § **34:3**
  - Rights and duties of adjoining owners, § **34:2**
- Statutory ways of necessity
  - Generally, § **19:14 to 19:19**
  - Common law easements, codification of, § **19:18**
  - Creation, § **19:15**
  - Destruction of interest, § **19:17**
  - Rights and duties, § **19:16**

### **EJECTMENT**

- Construction agreements and construction liens, § **38:2**

### **ELECTION OF REMEDIES**

- Contracts of sale, litigation, § **24:3**

### **EMINENT DOMAIN**

- Generally, § **29:1 to 29:9**
- Attorneys' fees, § **29:4**
- Business damages, § **29:3**
- Exactions, § **29:9**
- Inverse condemnation
  - Generally, § **29:5 to 29:8**
  - Bert Harris Act, § **29:8**
  - Complete takings, § **29:7**
  - Temporary takings, § **29:6**
- Inverse condemnation Bert Harris Act, § **29:8**

**EMINENT DOMAIN—Cont'd**

Quick take, § 29:2

Severance damages, § 29:3

**ENCUMBRANCES**

Liens and Encumbrances, this index

**ENTRY, RIGHTS OF**

Generally, § 2:5

**ENVIRONMENTAL LAWS**

Generally, § 17:25 to 17:31

Brownfields Redevelopment Act, § 17:28

Comprehensive Environmental Response, Compensation and Liability Act,  
§ 17:30

Federal laws, § 17:29 to 17:31

Florida Air and Water Pollution Control Act, § 17:26

Pollution Discharge Prevention and Control Act, § 17:27

Resource Conservation and Recovery Act, § 17:31

Resource Recovery and Management Act, § 17:25

State laws, § 17:25 to 17:28

Transfers of real property, § 8:10, 8:11

**EQUITABLE INTERESTS**

Generally, § 1:19 to 1:22

Creation, § 1:20

Rights and duties, § 1:21

Termination of interest, § 1:22

**EROSION**

Riparian Rights, this index

**ESTOPPEL**

Leases, this index

Transfers of real property, estoppel certificates, § 8:37

**ETHICS**

Foreclosure of mortgages, § 28:4

**EUCLIDEAN ZONING**

Generally, § 15:2

**EVICTON**

Leases, § 27:4

**EVIDENCE**

Adverse possession, § 33:3

**EXECUTORY CONTRACTS**

Bankruptcy, § 26:6

**EXECUTORY INTERESTS**

Generally, § 2:10

## INDEX

### **EXPECTANCIES**

Contracts of Sale, this index

### **FEDERAL TRUTH IN LENDING ACT**

Transfers of real property, § 8:8

### **FEE SIMPLE ABSOLUTE**

Generally, § 1:3

Deeds, this index

### **FEE SIMPLE UPON CONDITION SUBSEQUENT**

Defeasible estates, § 1:10

### **FEE TAIL**

Generally, § 1:5

### **FENCES**

Boundaries and Fences, this index

### **FIDUCIARIES**

Deeds, this index

### **FILLED IN LANDS**

Riparian Rights, this index

### **FINAL PAYMENT**

Construction agreements and construction liens, affidavit, § 39:2

### **FINANCING**

Generally, § 11:1 to 11:6

Deed, agreements for, § 11:4, 28:2

Forms of financing, § 11:1

Installment contracts, § 11:4

Mortgages, § 11:2

Opinions on financing, § 11:5, 11:6

Sale-leaseback agreements, § 11:3

### **FIRST REFUSAL RIGHTS**

Contracts of sale, § 9:8

### **FIXTURES**

Generally, § 20:1 to 20:4

Creation, § 20:2

Destruction of interest, § 20:4

Rights and duties of parties, § 20:3

### **FLORIDA AIR AND WATER POLLUTION CONTROL ACT**

Generally, § 17:26

### **FORBEARANCE AGREEMENTS**

Foreclosure of mortgages, § 28:15

### **FORCIBLE ENTRY**

Leases, § 27:3

**FORECLOSURE**

- Condominiums and cooperatives, § 12:14
- Construction lien, complaint to foreclose, § 39:3
- Mortgages. Foreclosure of Mortgages, this index

**FORECLOSURE OF MORTGAGES**

- Generally, § 28:1 to 28:17
- Assignment of judgment and promissory notes, § 28:13
- Commercial mortgages, § 28:3
- Complaint for foreclosure and judgment, § 28:12
- Deed, agreements for, § 11:4, 28:2
- Deed in lieu of workout agreement, § 28:16
- Default judgments, § 28:7
- Deficiencies and judgments, § 28:10
- Discovery, § 28:6
- Ethical considerations, § 28:4
- Forbearance agreements, § 28:15
- Judgments and deficiencies, § 28:10
- Post-judgment issues, § 28:11
- Pre-suit issues, § 28:5
- Receivers, § 28:9
- Sale, foreclosure sale, § 28:11
- Summary judgment, § 28:7
- Trial, § 28:8
- Workout agreements, § 28:14, 28:16
- Writs of possession, § 28:17

**FRAUDS, STATUTE OF**

- Contracts of sale, § 8:3, 24:1
- Leases, § 8:4
- Transfers of Real Property, this index

**FRAUDULENT MISREPRESENTATION**

- Contracts of sale, litigation, § 24:11

**FUTURE ESTATES**

- Generally, § 2:1 to 2:17
- Contingent remainders, § 2:8, 2:9
- Destruction of contingent remainder, § 2:9
- Entry, rights of, § 2:5
- Executory interests, § 2:10
- Open, remainders subject to, § 2:7
- Perpetuities, rule against, § 2:15
- Possibility of reverter, § 2:4
- Present uses, § 2:11
- Protection of future estates. Restriction and protection of future estates, below
- Restraints on alienation, § 2:16
- Restriction and protection of future estates
  - Generally, § 2:12 to 2:17

## INDEX

### **FUTURE ESTATES—Cont'd**

Restriction and protection of future estates—Cont'd

Perpetuities, rule against, § 2:15

Restraints on alienation, § 2:16

Shelley's case, rule in, § 2:13

Waste, § 2:17

Worthier title doctrine, § 2:14

Reversions, § 2:3

Shelley's case, rule in, § 2:13

Vested remainders, § 2:6, 2:7

Waste, § 2:17

Worthier title doctrine, § 2:14

### **GAS RIGHTS**

Title insurance, § 5:12

### **GOVERNMENT REGULATION**

Generally, § 16:1 to 16:3, 17:1 to 17:37

Americans with Disabilities Act, § 17:36

Art in Public Places, § 17:37

Concurrency, growth management planning, § 17:35

Developments of Regional Impact (DRIs), this index

Eminent Domain, this index

Environmental Laws, this index

Growth management planning, § 17:32 to 17:35

Local legislative bodies, § 16:2

Local planning agencies, § 16:3

Neighborhood Improvement Districts, this index

Special Taxing Districts, this index

Statutes, § 16:1

Transfers of real property, § 8:6 to 8:9

Use of property, § 17:37

Water permitting, § 17:33, 17:34

### **GROUND LEASES**

Contracts of sale, § 9:9

### **GROWTH MANAGEMENT PLANNING**

Generally, § 17:32 to 17:35

### **GUARDIANS**

Deeds, this index

### **HOMEOWNERS' ASSOCIATIONS**

Condominiums and Cooperatives, this index

### **HOMESTEADS**

Generally, § 8:14 to 8:20

Bankruptcy, § 8:17, 8:18

Creditors, § 8:16

Declaration of domicile, § 8:15

**HOMESTEADS—Cont'd**

Personal property exemption, relationship to, § 8:20

Process for claim, § 8:19

**HOSPITALITY INDUSTRY**

Transfers of real property, § 8:25

**HOTELS**

Transfers of real property, § 8:26

**HYPOTHECATION OF TITLE**

Deeds, this index

**IMPLICATION**

Easements and Rights of Way, this index

**INJUNCTIONS**

Generally, § 22:4 to 22:6

**INSTALLMENT CONTRACTS**

Generally, § 11:4

**INSURANCE**

Title Insurance, this index

**INTANGIBLE TAX**

Transfers of real property, § 8:33

**INTERLOPING INSTRUMENTS**

Liens and encumbrances, § 4:24

**INTERSTATE LAND SALES FULL DISCLOSURE ACT**

Transfers of real property, § 8:7

**INVERSE CONDEMNATION**

Eminent Domain, this index

**JOINT TENANCY**

Generally, § 1:15, 1:17

Deeds, this index

Survivorship, joint tenancy with, § 1:17

**JUDGMENTS**

Foreclosure of mortgages, § 28:10

Title insurance, limitation on enforcement, § 5:18

**“LADY BIRD” DEEDS**

Generally, § 3:16, 3:17

**LAND TRUSTS**

Deeds, this index

**LANDLORD AND TENANT**

Leases, this index

## INDEX

### **LATERAL SUPPORT**

Adjoining landowners, § 32:1 to 32:3

### **“LEASE TO OWN” CONTRACTS**

Generally, § 9:7

### **LEASES**

Generally, § 20:1 to 20:4, 21:1 to 21:21

Abandonment by tenant, eviction after, § 27:1

Bankruptcy, shopping centers, § 26:8

Creation, § 20:2

Destruction of interest

Generally, § 20:4

Estoppel, tenancy by, § 21:21

Periodic tenancies, § 21:9

Sufferance, tenancy at, § 21:17

Will, tenancy at, § 21:13

Years, tenancy for, § 21:5

Duties and rights of parties, § 20:3

Estoppel, tenancy by

Generally, § 21:18 to 21:21

Creation, § 21:19

Destruction of interest, § 21:21

Rights and duties, § 21:20

Eviction proceedings, § 27:4

Forcible entry, § 27:3

Frauds, statute of, § 8:4

Lien of landlord, § 27:5

Litigation

Generally, § 27:1 to 27:5

Eviction proceedings, § 27:4

Forcible entry, § 27:3

Lien of landlord, § 27:5

Self-help evictions or eviction after tenant abandonment, § 27:1

Unlawful detainer, § 27:2

Periodic tenancies

Generally, § 21:6 to 21:9

Creation, § 21:7

Destruction of interest, § 21:9

Rights and duties, § 21:8

Rights and duties of parties, § 20:3

Self-help evictions, § 27:1

Sufferance, tenancy at

Generally, § 21:14 to 21:17

Creation, § 21:15

Destruction of interest, § 21:17

Rights and duties, § 21:16

Unlawful detainer, § 27:2

**LEASES—Cont'd**

Will, tenancy at

Generally, § 21:10 to 21:13

Creation, § 21:11

Destruction of interest, § 21:13

Rights and duties, § 21:12

Years, tenancy for

Generally, § 21:1 to 21:5

Creation, § 21:3

Destruction of interest, § 21:5

Form, § 21:2

Rights and duties, § 21:4

**LICENSES**

Generally, § 18:5 to 18:10

Antenna license, form, § 18:8

Creation, § 18:6

Destruction of rights, § 18:10

Duties and rights, § 18:7 to 18:9

Parking space license, form, § 18:9

Rights and duties, § 18:7 to 18:9

**LIENS AND ENCUMBRANCES**

Generally, § 4:20 to 4:27, 37:1

Construction Agreements and Construction Liens, this index

Contracts, § 4:23

Covenants, § 4:26

Landlord's liens, § 27:5

Litigation regarding possession and title, § 25:4

Mechanic's liens. Construction Agreements and Construction Liens, this index

Mortgages, § 4:22

Restrictions and reversioners, § 4:26

Taxes, § 4:25

Wild or interloping instruments, § 4:24

Zoning, § 4:27

**LIFE ESTATES**

Generally, § 1:4, 1:6

**LIKE KIND EXCHANGES**

Transfers of real property, § 8:24

**LIMITATION OF ACTIONS**

Title insurance, tolling of limitations, § 5:23

**LIMITED LIABILITY ENTITIES**

Deeds, this index

**LIS PENDENS**

Generally, § 22:5

## INDEX

### LITIGATION

- Generally, § 22:1 to 22:7, 23:1, 23:2
- Alternative dispute resolution, § 22:3
- Appeals, § 26:9
- Bankruptcy, this index
- Cancellation of instruments, § 23:1
- Contracts of Sale, this index
- Foreclosure of Mortgages, this index
- Injunctions, § 22:4 to 22:6
- Leases, this index
- Liens and Encumbrances, this index
- Lis pendens, § 22:5
- Notice, § 22:2, 22:4 to 22:6
- Partition, this index
- Permanency of damages, § 22:7
- Post-trial matters, § 26:1 to 26:9
- Pre-suit requirements
  - Generally, § 22:1 to 22:7
  - Alternative dispute resolution, § 22:3
  - Injunctions, § 22:4 to 22:6
  - Lis pendens, § 22:5
  - Notice, § 22:2, 22:4 to 22:6
  - Permanency of damages, § 22:7
- Re-establishment of instruments, § 23:2
- Reformation of instruments, § 23:1
- Titles and Conveyances, this index
- Torts, this index

### LITTORAL RIGHTS

- Title insurance, § 5:8

### MARINAS

- Transfers of real property, § 8:26

### MARITAL LIFE ESTATES

- Generally, § 1:6

### MARKETABLE RECORD TITLE ACT

- Titles and Conveyances, this index

### MINERAL RIGHTS

- Generally, § 18:11 to 18:16
- Access, § 18:16
- Creation, § 18:12, 18:13
- Destruction of interest, § 18:15
- Rights and duties of parties, § 18:14
- Title insurance, § 5:12

### MOBILE HOMES

- Title insurance, § 5:13

**MOBILE HOMES—Cont'd**

Transfers of real property, § 8:23

**MODIFICATION OF CONTRACT**

Contracts of sale, litigation, § 24:4

**MONUMENTS**

Surveys, boundaries, § 4:42, 4:43

**MORTGAGES**

Generally, § 4:22, 11:2

Foreclosure of Mortgages, this index

Liens and encumbrances, § 4:22

Title Insurance, this index

**MUNIMENTS OF TITLE**

Generally, § 4:18

**NEGATIVE COVENANTS**

Subdivisions, this index

**NEGLIGENT CONSTRUCTION**

Contracts of sale, litigation, § 24:13

**NEGLIGENT MISREPRESENTATION**

Contracts of sale, litigation, § 24:12

**NEIGHBORHOOD IMPROVEMENT DISTRICTS**

Generally, § 17:17 to 17:24

Amendment of plans, § 17:23

Approval or denial, grounds for, § 17:19

Creation, § 17:18

Judicial review, § 17:20

Results of creation, § 17:21

Special issues, § 17:24

Violations and consequences, § 17:22

**NEIGHBORS**

Adjoining Landowners, this index

**NONCONFORMING USES**

Zoning, § 15:9

**NOTICE**

Litigation, § 22:2, 22:4 to 22:6

Transfers of real property, recording act, § 8:35

**NUISANCE**

Generally, § 40:2

**OIL RIGHTS**

Title insurance, § 5:12

**OPTION CONTRACTS**

Generally, § 9:5, 9:6

## INDEX

### **OVERFLOWED LANDS**

Title insurance, § 5:7

### **PARKING SPACES**

Licenses, § 18:9

### **PARTIAL PERFORMANCE**

Contracts of sale, litigation, § 24:2

### **PARTITION**

Generally, § 36:1 to 36:3

Common law origins vs. statutory existence, § 36:1

Complaint to quiet title, § 36:3

Quiet title, § 36:2, 36:3

### **PARTY WALLS**

Adjoining landowners, § 30:2, 30:3

### **PERFECTION OF RIGHTS**

Contracts of Sale, this index

### **PERIODIC TENANCIES**

Leases, this index

### **PERPETUITIES, RULE AGAINST**

Generally, § 2:15

### **PLANNED UNIT DEVELOPMENTS (PUDS)**

Zoning, § 15:7

### **POLICE POWER**

Zoning, § 15:3

### **POLLUTION DISCHARGE PREVENTION AND CONTROL ACT**

Generally, § 17:27

### **POSSIBILITY OF REVERTER**

Reverters, this index

### **PRESCRIPTION**

Adverse Possession, this index

Easements and Rights of Way, this index

### **PRIORITIES**

Surveys, boundaries, § 4:41

Transfers of real property, § 8:34 to 8:36

### **PROFITS**

Generally, § 18:1 to 18:4

Creation, § 18:2

Destruction of interest, § 18:4

Rights and duties of parties, § 18:3

### **PUBLIC RECORDS**

Titles and conveyances, § 4:9

**QUICK TAKE**

Eminent domain, § 29:2

**QUIET TITLE**

Partition, § 36:2, 36:3

**QUITCLAIM DEEDS**

Generally, § 3:14, 3:15

**REAL ESTATE SETTLEMENT PROCEDURES ACT OF 1974**

Generally, § 8:9

**RECEIVERS**

Foreclosure of mortgages, § 28:9

**RECORDS AND RECORDING**

Deeds, § 3:6

Transfers of real property, § 8:34 to 8:36

**REFORMATION OF INSTRUMENTS**

Generally, § 23:1

**REITs**

Deeds, this index

**RELICITION**

Title insurance, § 5:9

**RESOURCE CONSERVATION AND RECOVERY ACT**

Generally, § 17:31

**RESOURCE RECOVERY AND MANAGEMENT ACT**

Generally, § 17:25

**RESTAURANTS**

Transfers of real property, § 8:26

**RESTRAINTS ON ALIENATION**

Generally, § 2:16

**RESTRICTIVE COVENANTS**

Subdivisions, this index

**REVERSIONS**

Generally, § 2:3

**REVERTERS**

Generally, § 2:4

Liens and encumbrances, § 4:26

Title insurance, § 5:16

**REVIEW**

Appeal and Review, this index

**RIGHTS OF WAY**

Easements and Rights of Way, this index

## INDEX

### **RIPARIAN RIGHTS**

- Generally, § 35:1 to 35:8
- Accession. Accretion, accession and erosion, below
- Accretion, accession and erosion
  - Title insurance, § 5:9
- Accretion, avulsion, and erosion
  - Generally, § 35:2 to 35:4
  - Destruction, § 35:4
  - Origin, § 35:2
  - Title to property affected, § 35:3
- Destruction or termination of rights
  - Accretion, avulsion and erosion, § 35:4
  - Filled in lands, § 35:8
- Erosion. Accretion, avulsion and erosion, above
- Filled in lands
  - Generally, § 35:5 to 35:8
  - Creation of rights, § 35:6
  - Rights and duties, § 35:7
  - Termination of rights, § 35:8
- Termination of rights. Destruction or termination of rights, above
- Title insurance, § 5:8
- Title to property affected by accretion, avulsion, and erosion, § 35:3

### **RISK OF LOSS**

- Contracts of sale, § 9:10

### **SALE OF REAL PROPERTY**

- Transfers of Real Property, this index

### **SALE-LEASEBACK AGREEMENTS**

- Generally, § 11:3

### **SELF-HELP EVICTIONS**

- Leases, § 27:1

### **SEVERANCE DAMAGES**

- Eminent domain, § 29:3

### **SHELLEY'S CASE, RULE IN**

- Generally, § 2:13

### **SHOPPING CENTERS**

- Bankruptcy, leases, § 26:8

### **SLANDER OF TITLE**

- Generally, § 40:3

### **SPECIAL TAXING DISTRICTS**

- Generally, § 17:1 to 17:8
- Boundaries, § 17:7
- Creation, § 17:2
- Dependent and independent districts, § 17:4

**SPECIAL TAXING DISTRICTS—Cont'd**

- Judicial review, § 17:3
- Power to tax, § 17:5
- Special issues, § 17:8
- Violations and consequences, § 17:6

**SPECIAL USES**

- Zoning, § 15:10

**SPECIAL WARRANTY DEEDS**

- Generally, § 3:10, 3:11

**SPECIFIC PERFORMANCE**

- Contracts of sale, litigation, § 24:9

**SPOT ZONING**

- Generally, § 15:6

**STATUTE OF FRAUDS**

- Frauds, Statute of, this index

**STATUTE OF LIMITATIONS**

- Title insurance, tolling of limitations, § 5:23

**STAYS**

- Bankruptcy, automatic stay, § 8:12, 26:3 to 26:5

**SUBDIVISIONS**

- Generally, § 13:1 to 13:3, 14:1 to 14:14
- Affirmative covenants
  - Generally, § 13:3, 14:12 to 14:14
  - Destruction of interest, § 14:14
  - Rights and duties, § 14:13
- Approval or denial, grounds for, § 14:3
- Boundaries, platted and subdivided lands, § 4:32
- Common law dedication, § 14:8
- Creation, § 14:2
- Dedication, common law, § 14:8
- Denial or approval, grounds for, § 14:3
- Destruction of interest
  - Affirmative covenants, § 14:14
  - Negative covenants, § 14:11
- Judicial review, § 14:4
- Negative covenants
  - Generally, § 13:2, 14:9 to 14:11
  - Destruction of interest, § 14:11
  - Rights and duties, § 14:10
- Platted and subdivided lands, boundaries, § 4:32
- Re-platting and vacation, § 14:7
- Restrictive covenants. Negative covenants, above
- Results of subdividing, § 14:5
- Vacation and re-platting, § 14:7

## INDEX

### **SUBDIVISIONS—Cont'd**

Violations and consequences, § 14:6

### **SUBJACENT SUPPORT**

Adjoining landowners, § 32:1 to 32:3

### **SUFFERANCE**

Leases, this index

### **SUMMARY JUDGMENT**

Foreclosure of mortgages, § 28:7

### **SURVEYS**

Generally, § 4:33 to 4:43

Additional desired requirements, § 4:35, 4:36

Boundaries

Generally, § 4:40 to 4:43

Monuments, § 4:42, 4:43

Movement of natural monuments, § 4:43

Priority of calls, § 4:41

Certifications to owner and third parties, § 4:39

Description of items on survey, § 4:37

Legal description, sufficiency of, § 4:38

Minimum technical requirements, § 4:34

Monuments, boundaries, § 4:42, 4:43

Movement of natural monuments, boundaries, § 4:43

Priority of calls, boundaries, § 4:41

Surveyor's certification, § 4:36

Torts, surveyor's rights, § 40:5

### **SWAMP LANDS**

Title insurance, § 5:7

### **TAXATION**

Liens and encumbrances, § 4:25

Special Taxing Districts, this index

Title insurance, tax titles, § 5:10, 5:15

Transfers of real property, § 8:30 to 8:33

### **1031 EXCHANGES**

Generally, § 8:24

### **TENANCY BY THE ENTIRETIES**

Generally, § 1:16

Deeds, this index

### **TENANCY IN COMMON**

Generally, § 1:14

Deeds, this index

### **TERMINATION**

Destruction or Termination of Rights or Interests, this index

**THIRD PARTIES**

Contracts of Sale, this index

**THIRD PARTY BENEFICIARIES**

Contracts of Sale, this index

**“TIME OF ESSENCE” CLAUSES**

Contracts of sale, litigation, § 24:5

**TITLE INSURANCE**

Generally, § 5:1 to 5:24

Accession, § 5:9

Accretion, § 5:9

Acknowledgments and witnesses, § 5:24

Adverse possession, curative acts, § 5:21

Attorneys' Title Insurance Fund Forms, § App. B

Condominiums and cooperatives, curative acts, § 5:22

Continuation of coverages, owners title insurance, § 6:3

Contracts, curative acts, § 5:19

Conveyances, curative acts, § 5:20

Coverages, § 5:3, 5:4, 6:2, 6:3, 7:1

Curative acts

Generally, § 5:14 to 5:24

Adverse possession, § 5:21

Condominiums and cooperatives, § 5:22

Contracts, § 5:19

Conveyances, § 5:20

Judgments, limitation on enforcement of, § 5:18

Mortgages, limitation on enforcement of, § 5:17

Reverters and restrictions, § 5:16

Tax titles, § 5:15

Tolling of limitations, § 5:23

Witnesses and acknowledgments, § 5:24

Dedication, title by, § 5:11

Erosion, § 5:9

Gas rights, § 5:12

Judgments, limitation on enforcement of, § 5:18

Littoral rights, § 5:8

Mineral rights, § 5:12

Mobile homes, § 5:13

Mortgages

Limitation on enforcement, § 5:17

Title insurance of mortgagee, § 7:1

Obtaining coverage, § 5:2

Oil rights, § 5:12

Overflowed lands, § 5:7

Owners title insurance

Generally, § 6:1 to 6:4

Continuation of coverages, § 6:3

## INDEX

### **TITLE INSURANCE—Cont'd**

Owners title insurance—Cont'd

Coverages, § **6:2, 6:3**

Removal of “standard exceptions,” § **6:4**

Reliction, § **5:9**

Removal of “standard exceptions,” owners title insurance, § **6:4**

Reverters and restrictions, § **5:16**

Riparian rights, § **5:8**

Risks covered or not covered, § **5:3, 5:4**

Special issues, § **5:5 et seq.**

Swamp lands, § **5:7**

Tax titles, § **5:10, 5:15**

Tolling of limitations, curative acts, § **5:23**

Water, interests affected by, § **5:6**

Witnesses and acknowledgments, § **5:24**

### **TITLES AND CONVEYANCES**

Generally, § **1:1 to 1:22, 4:1 to 4:43**

Abstracts, § **4:8**

Accretion, property affected by, § **35:3**

Avulsion, property affected by, § **35:3**

Boundaries

Generally, § **4:28 to 4:32**

Grant lands, § **4:30**

Platted and subdivided lands, § **4:32**

Sources of title, § **4:4**

Sources of title affecting boundaries, § **4:29**

Sovereign lands, § **4:31**

Concurrent Estates or Tenancies, this index

Curtesy, § **1:6**

Deeds, this index

Defeasible Estates, this index

Determination of title, § **4:1**

Dower, § **1:6**

Encumbrances. Liens and Encumbrances, this index

Equitable Interests, this index

Erosion, property affected by, § **35:3**

Examination of title record

Generally, § **4:15 to 4:19**

Defects in title or commitment, § **4:17**

Formal components of instruments, § **4:19**

Grantor, grantee and other indices, § **4:16**

Muniments of title, § **4:18**

Fee simple absolute, § **1:3**

Fee tail, § **1:5**

Forms for title, § **App. A**

Future Estates, this index

Grant lands, boundaries, § **4:30**

**TITLES AND CONVEYANCES—Cont'd**

- History, § 1:1
- Insurance. Title Insurance, this index
- Law, operation of, § 4:5
- Liens and Encumbrances, this index
- Life estates, § 1:4, 1:6
- Litigation regarding possession and title
  - Generally, § 25:1 to 25:5
  - Encumbrances, § 25:4
  - Fee limitations, § 25:3
  - Preservation of property during litigation, § 25:5
- Marital life estates, § 1:6
- Marketable Record Title Act
  - Generally, § 4:10 to 4:14
  - Interests eliminated by Act, § 4:12
  - Interests not eliminated by Act, § 4:13, 4:14
  - Operation of Act, § 4:11
- Muniments of title, § 4:18
- Platted and subdivided lands, boundaries, § 4:32
- Present estates, generally, § 1:1 to 1:22
- Preservation of property during litigation, § 25:5
- Public records, § 4:9
- Sources of analysis
  - Generally, § 4:6 to 4:9
  - Abstracts, § 4:8
  - Public records, § 4:9
  - Title commitments, § 4:7
- Sources of title
  - Generally, § 4:2 to 4:5
  - Boundaries, changing, § 4:4
  - Law, operation of, § 4:5
  - Sovereign, title from, § 4:3
- Sovereign, title from, § 4:3
- Sovereign lands, boundaries, § 4:31
- Subdivided and platted lands, boundaries, § 4:32
- Surveys, this index

**TOLLING OF LIMITATIONS**

- Title insurance, curative acts, § 5:23

**TORTS**

- Generally, § 40:1 to 40:5
- Disparagement of title, § 40:3
- Financing agreements, enforcement of, § 40:4
- Lender liability, enforcement of financing agreements, § 40:4
- Nuisance, § 40:2
- Slander of title, § 40:3
- Surveyor's rights, § 40:5

## INDEX

### **TORTS—Cont'd**

Trespass, § 40:1

### **TRANSFERS OF REAL PROPERTY**

Generally, § 8:1 to 8:37

Agreements for transfer, § 8:1

Automatic stay, bankruptcy, § 8:12

Bankruptcy, effect of, § 8:12, 8:13

Business entities, § 8:27 to 8:29

Commercial transactions

Generally, § 8:21 to 8:29

Business entities, § 8:27 to 8:29

Hospitality industry, § 8:25

Hotels, restaurants, and marinas, § 8:26

Like kind and 1031 exchanges, § 8:24

Mobile home parks, § 8:23

Special commercial contract considerations, § 8:22

Tenant estoppel request, § 8:28

Contracts of Sale, this index

Deeds, this index

Documentary tax, § 8:32

Environmental issues, § 8:10, 8:11

Estoppel certificates, § 8:37

Federal taxes, § 8:30

Federal Truth in Lending Act, § 8:8

Foreclosure sale, § 28:11

Forms of notice, § 8:36

Frauds, statute of

Generally, § 8:2 to 8:5

Lease agreements, § 8:4

Miscellaneous agreements, § 8:5

Sale agreements, § 8:3

Governmental regulations, § 8:6 to 8:9

Homesteads, this index

Hospitality industry, § 8:25

Hotels, § 8:26

Incidents of transfer

Generally, § 8:30 to 8:37

Estoppel certificates, § 8:37

Federal taxes, § 8:30

Florida documentary tax, § 8:32

Florida intangible tax, § 8:33

Forms of notice, § 8:36

Notice provisions of recording act, § 8:35

Recording and priorities, § 8:34 to 8:36

State taxes, § 8:31 to 8:33

Incidents of transfer

Notice provisions of Recording Act, § 8:35

**TRANSFERS OF REAL PROPERTY—Cont'd**

Incidents of transfer—Cont'd

Recording and priorities, § 8:34 to 8:36

State taxes, § 8:31 to 8:33

Intangible tax, § 8:33

Interstate Land Sales Full Disclosure Act, § 8:7

Like kind and 1031 exchanges, § 8:24

Marinas, § 8:26

Mobile home parks, § 8:23

Notice provisions of recording act, § 8:35

Post-bankruptcy petition transfers, § 8:13

Priorities and recording, § 8:34 to 8:36

Real Estate Settlement Procedures Act of 1974, § 8:9

Recording and priorities, § 8:34 to 8:36

Restaurants, § 8:26

State taxes, § 8:31 to 8:33

1031 and like kind exchanges, § 8:24

Tenant estoppel request, § 8:28

Uniform Land Sales Practice Act, § 8:6

**TRESPASS**

Generally, § 40:1

**TRUSTS**

Deeds, this index

**TRUTH IN LENDING ACT**

Transfers of real property, § 8:8

**UNIFORM LAND SALES PRACTICE ACT**

Generally, § 8:6

**UNINCORPORATED GROUPS AND ASSOCIATIONS**

Deeds, this index

**UNLAWFUL DETAINER**

Leases, § 27:2

**VARIANCES**

Zoning, § 15:11

**VENUE**

Contracts of sale, § 24:6

**VESTED REMAINDERS**

Generally, § 2:6, 2:7

**WAIVER**

Bankruptcy, automatic stay, § 26:3

**WARRANTY DEEDS**

Deeds, this index

## INDEX

### WASTE

Generally, § 2:17

### WATER

Permits, § 17:33, 17:34  
Riparian Rights, this index  
Title insurance, § 5:6

### WILD INSTRUMENTS

Liens and encumbrances, § 4:24

### WILL, TENANCY AT

Leases, this index

### WITNESSES

Title insurance, § 5:24

### WORKOUT AGREEMENTS

Foreclosure of mortgages, § 28:14, 28:16

### WORTHIER TITLE DOCTRINE

Generally, § 2:14

### WRITING

Deeds, § 3:2

### WRITS OF POSSESSION

Foreclosure of mortgages, § 28:17

### YEARS, TENANCY FOR

Leases, this index

### ZONING

Generally, § 15:1 to 15:11  
Conditional uses, § 15:10  
Contract zoning, § 15:8  
Euclidean zoning, § 15:2  
Liens and encumbrances, § 4:27  
Map amendments, § 15:5  
Nonconforming uses, § 15:9  
Original zoning, § 15:4  
Planned unit developments (PUDs), § 15:7  
Police power, § 15:3  
Rezoning, § 15:5  
Sources of zoning power, § 15:1, 15:3  
Special uses, § 15:10  
Spot zoning, § 15:6  
Types of zoning, § 15:4 et seq.  
Variances, § 15:11