

The Rutter Group California Practice Guide: Real Property Transactions

"What's New or Updated"

The 2025 edition of the *Real Property Transactions* Practice Guide contains new and updated material on the following subjects, among others:

- Dual agency issues
- “Buyer Broker Representation Agreements”
- Express, implied and prescriptive easements
- Liquidated damages clauses in commercial leases
- Exceptions to Civ.C. §1098.6’s prohibition re transfer fees created on or after 1/1/19
- Federal government immunity from environmental hazardous conditions
- Mortgage servicer’s duties to subordinate mortgagees
- Nonjudicial Trustee’s sales (including bidding requirements)
- The “2025 Tax Act” (Pub.L. 119-21, July 4, 2025, 139 Stat. 72)
- Charitable contributions of conservation easements
- Income realized by corporations abroad

Please refer to the “Update highlights and filing (PDF)” for a more comprehensive summary of the most significant developments in this edition where these topics are discussed in more detail.