Index

A

ABANDONMENT
- Bankruptcy discharge, **20:49**
- Landlord and tenant, **15:25**
- Ownership concerns, abandoned property, equipment or hazardous materials, **8:9 to 8:14**
- Realty and business deal mitigation, **20:35**
- Tax aspects, **17:5**

ABBREVIATIONS
- Table of acronyms, **1:2**

ABNORMALLY DANGEROUS ACTIVITY
- Strict liability, **7:7 to 7:10**

ACCESS
- CERCLA, **4A:102**

ACCOMMODATION PARTIES' LIABILITY
- Real estate brokers and agents, **11:20**

ACID RAIN
- Air pollution, **3:32, 3:42**

ACRONYMS
- Table, **1:2**

ADJOINING LANDOWNERS
- Damages other than cleanup costs of contaminated property, potential for, **8:29**

ADVICE OF COUNSEL
- Real estate brokers and agents, **11:35**

AGRICULTURAL FOREIGN INVESTMENT DISCLOSURE ACT
- Foreign investors, **12:25**

AIR AND AIR POLLUTION
- Generally, **3:1 to 3:104**
- Acid rain, **3:42**
- Acid rain control, **3:32**
- Action, citizen's, **3:101 to 3:104**
- Air quality control regions
  - Authority allocation, **3:2**
  - Construction ban, **3:88**
- Appeal of penalties, **3:93**
- Application for permit, Generally, **3:50 to 3:56**
- Area source, hazardous pollutants
  - Generally, **3:45 to 3:49**
  - Definition of area source, **3:48**
  - Designation as an area source, **3:46**
  - "Once in, always in" policy, **3:46**
  - Policy changes, **3:47**

AIR AND AIR POLLUTION—Cont'd
- Area source, hazardous pollutants—Cont'd
  - Standards, application of, **3:49**
- Attainment areas and programs, **3:9 to 3:14**
- Authority allocation, EPA and states, **3:2 to 3:4**
- "Blacklisting" violating facilities, **3:99**
- Citizen suits
  - Generally, **3:101**
  - EPA intervention, **3:105**
  - Penalty fund, **3:104**
  - Records access, **3:103**
  - Requirements, **3:102**
- Civil administrative penalties, **3:90**
- Civil enforcement, **3:95**
- Clean Air Act, generally, **3:1 to 3:104**
- "Clean-air areas," **3:28**
- Comparison of PSD and New Source Review, **3:27**
- Compliance schedule with enforcement order, **3:87**
- Construction ban, enforcement against states, **3:88**
- Criminal liability
  - Generally, **3:78 to 3:80**
  - Defenses, knowing endangerment, **3:80**
  - Endangerment, criminal, **3:78, 3:80**
  - Hazardous pollutant release, **3:78**
  - Prosecution, **3:97**
- Criteria pollutants, determining major sources of, **3:40**
- "Date of first compliance," **3:52**
- Defenses
  - Criminal endangerment, **3:80**
  - Permit shield, **3:59**
- Discovery of records, **3:70, 3:103**
- District responsibilities. State responsibilities, below
- Documentation and submission of risk management plan, **3:69**
- Emergency response or enforcement, **3:68, 3:98**
- Emission limit setting, **3:18, 3:24**
- Endangerment
  - Criminal, **3:78**
  - Imminent and substantial, **3:98**
- Enforcement, generally, **3:73 to 3:104**
- EPA enforcement, **3:81 to 3:88, 3:105**
- Exceptional events, state/district responsibilities, **3:35**
- Federal implementation plan, applying the, in cases of state failure, NAAQS, **3:14**

AIR AND AIR POLLUTION—Cont'd
Field citations, **3:91**
Freedom of information (FOIA), **3:70, 3:103**
Greenhouse gases and climate change, **3:31**
Hazardous air pollutants and standards (NESHAPS)
Area source, **3:45 to 3:49**
Identifying pollutants and sources, **3:22**
Negligent or knowing release, **3:78**
Permits, **3:45 to 3:49**
Political issues, **3:21**
Preventing release, duties regarding, **3:25**
Reporting release, duties regarding, **3:25**
Response to release, duties regarding, **3:25**
Sources, identifying, **3:22**
Imminent and substantial endangerment, **3:98**
Industry categories, new source performance standards, **3:17**
Inspecting records, **3:70**
Intervention in citizen suits, EPA, **3:105**
Investigations, EPA, **3:82**
Liabilities that may attach to any person, **3:75**
Liability standards, **3:76 to 3:80**
Linking new source, ''nonattainment'' areas'' and pSD provisions, efforts at revision, **3:41**
MACT and area permit requirements, application of, **3:53**
Major sources, permits, **3:39, 3:40**
Modifications, activities requiring new or amended permits, **3:51**
Monitoring, implementation responsibilities, states, **3:34**
National ambient air quality standards (NAAQS)
Generally, **3:6 to 3:14**
Area classifications, **3:10**
Attainment program, NAAQS, **3:9 to 3:14**
Carbon monoxide, area classifications, **3:10**
Criteria pollutants, identifying, **3:7**
Federal implementation plan, applying the, in cases of state failure, **3:14**
Ozone, area classifications, **3:10**
Particulates, area classifications, **3:10**
Political issues, **3:11**
Primary and secondary standards, **3:8**
SIPs, generally, **3:13**
State failure, applying the federal implementation plan, **3:14**
Negligent or knowing release, hazardous substance, **3:78**
NESHAPS, **3:20 to 3:25**
New source performance standards (NSPS)
Generally, **3:15 to 3:19**
Emission limit setting, **3:18**
Industry categories, identification of, **3:17**
Later-adopted standards, **3:19**
Permits, **3:43, 3:44**

AIR AND AIR POLLUTION—Cont'd
New source performance standards (NSPS) —Cont'd
Political issues, **3:16**
New Source Review, PSD, comparison of, **3:27**
''Nonattainment'' areas, **3:41**
Noncompliance penalties, **3:92**
''Once in, always in'' policy, area sources, **3:46**
Operational permits, **3:43, 3:44**
Opportunity to confer in connection with enforcement order, **3:86**
Orders, enforcement, **3:77, 3:85**
Ownership, effect of changes in on permit validity, **3:72**
Ozone-depleting chemicals, **3:29, 3:31**
Parties, intervention, **3:105**
Penalties
Generally, **3:89 to 3:99**
Civil, **3:95, 3:104**
Permits
Generally, **3:36 to 3:72**
Acid rain program ''affected units,'' **3:42**
Act requirements, sources subject to, **3:38**
Applicability of risk management requirements, **3:64**
Application process, **3:50 to 3:56**
Area source, **3:45 to 3:49**
Basic requirements of application, **3:54**
Basic risk management requirement, **3:63**
Changes in ownership, impact on permit validity, **3:72**
Citizen petition, EPA's veto authority, **3:56**
Conditions, **3:57 to 3:70**
Criteria pollutants, determining major sources of, **3:40**
''Date of first compliance,'' **3:52**
Documentation and submission of risk management plan, **3:69**
Emergency response, **3:68**
EPA's veto authority, citizen petition, **3:56**
Facilities requiring, **3:62**
General permits, **3:60**
Hazard assessment, risk management requirements, **3:66**
Hazardous air pollutants, **3:45 to 3:49**
Linking new source, ''nonattainment'' areas'' and pSD provisions, efforts at revision, **3:41**
MACT and area permit requirements, application of, **3:53**
Major sources
generally, **3:39**
determining what is ''major,'' **3:40**
Mandatory provisions, **3:58**
Modifications, activities requiring new or amended permits, **3:51**

AIR AND AIR POLLUTION—Cont'd
Permits—Cont'd
New sources, **3:43, 3:44**
New sources and modifications, **3:38**
''Nonattainment'' areas, **3:41**
Prevention, risk management requirements, **3:67**
Program goals, **3:4**
PSD provisions, **3:41**
Public availability of application, **3:55**
Shield, permit, **3:59**
Sources covered, **3:38 to 3:49**
Specific permit provisions, **3:61**
Substantive requirements, **3:65**
Timing and timeliness, **3:52**
Transfer, **3:71**
Permit shield doctrine, **3:59**
Policy changes
Area source, hazardous pollutants, **3:47**
Potentially liable persons, **3:74**
Prevention of significant deterioration. Significant deterioration, prevention of, below
PSD, New Source Review, comparison of, **3:27**
PSD provisions, **3:41**
Rain, acid, **3:42**
Records access and inspection, **3:70, 3:103**
Releases
Emergency response, **3:68**
Hazardous pollutants, **3:78**
Hazardous pollutants, reporting, preventing, and responding to, **3:25**
Negligent or knowing release, **3:78**
Remedying violations, continuing to operate and/or transferring the facility, **3:94**
Reporting release, hazardous pollutants, **3:25**
Responding to release, hazardous pollutants, **3:25**
Revision, efforts at, linking new source, ''nonattainment'' areas'' and pSD provisions, **3:41**
Rewards for information, **3:84**
Sentencing guidelines, **3:100**
Significant deterioration, prevention of (PSD)
Generally, **3:26 to 3:28**
''Clean-air areas,'' **3:28**
Comparison of PSD and New Source Review, **3:27**
New Source Review, PSD, comparison of, **3:27**
PSD, New Source Review, comparison of, **3:27**
SIP goals
Generally, **3:4**
Standards of liability an defenses, **3:76 to 3:80**
State failure, applying the federal implementation plan, NAAQS, **3:14**
States
Enforcement against, **3:88**

AIR AND AIR POLLUTION—Cont'd
States—Cont'd
Exceptional events, **3:35**
Law, **3:2 to 3:4, 3:88**
Monitoring, implementation responsibilities, **3:34**
Responsibilities, **3:33 to 3:35**
Stratospheric ozone layer, protection of, **3:30**
Subpoenas, **3:83**
Transfer of permits, **3:71**

AIR POLLUTION
Emission standards. See lines throughout this heading
Hazardous air pollutants and standards (NESHAPS)
Emission limit setting, **3:24**
Release, duties regarding, **3:25**
Indoor, **15:12**
Landlord and tenant, **15:12**
National ambient air quality standards (NAAQS)
Deadlines, **3:13**
Offsets, **3:12**
SIP revision process, **3:13**
Offsets, attainment program, **3:12**
Preventing release, hazardous pollutants, **3:25**
SIP goals
Revision process, **3:13**
Standards for emissions. See lines throughout this heading

ALPHABET AGENCIES
Table of acronyms, **1:2**

AMBIENT AIR QUALITY
National ambient air quality standards (NAAQS). See Air Pollution (this index)

ANTI-BACKSLIDING RESTRICTIONS
Water pollution, **2:34, 2:38**

APPEAL AND REVIEW
Air pollution penalties, **3:93**
CERCLA. See CERCLA (this index)

APPLICABLE OR RELEVANT APPROPRIATE REQUIREMENTS (ARARS)
CERCLA, **4A:108, 4A:110**

ARGOT
Table of abbreviations, **1:2**

ARRANGERS FOR DISPOSAL
CERCLA liability, **4A:41**
Construction work, contractor as ''transporter'' or ''arranger'' of waste, **16:34**

ASBESTOS
CERCLA
Exemption, **4A:21**
Federal regulation, **App. 4-1**
Owner's liability to perform cleanup, **8:65 to 8:67**

"AS IS" CLAUSES
Realty and business deal mitigation, **19:24 to 19:26**

ASSUMPTION OF RISK
Toxic torts, **7:31**

ATTAINMENT AREAS AND PROGRAMS
Air pollution. See Air Pollution (this index)

ATTORNEYS
Real estate. See Real Estate Brokers and Agents (this index)

AUDITS AND AUDIT LETTERS
Corporations. See Corporations (this index)
Realty transactions. See Realty and Business Deal Mitigation (this index)
Securities regulations, **13:11 to 13:13**

B

BANKRUPTCY
Generally, **20:36 to 20:55**
Abandonment, contaminated property, **20:49**
"Administrative priority," **20:55**
Automatic stay, **20:40**
CERCLA claims, dischargeability, **20:43**
CERCLA settlements, **20:58**
Chapter 11 reorganization, **20:51**
Chapter 11 reorganizations, **20:45**
Code provisions regarding priority, **20:54**
Dischargability issues, **20:42**
Dischargeability of environmental liabilities, **20:41 to 20:45**
Environmental claimant, **20:39**
Environmental claimants, assertion of environmental claims against debtor, **20:38**
Estates, bankrupt, **20:50**
Exemptions from discharge, **20:43**
Federal priority outside of Act, **20:57**
Initiating proceedings facing environmental liability, **20:37**
Marshaling assets, **20:47**
Notice prerequisite of discharge, **20:46**
Permits, environmental, as estate assets, **20:48**
Priority of payment, **20:53 to 20:56**
Secured lien priority, pollution affecting, **20:56**
Trustee's liability, **20:52**

BAT VARIANCES
Cost-benefit analysis, relevance of, **2:37**

BAT VARIANCES—Cont'd
Water pollution, **2:36**

BEQUESTS
Purchase and sale of realty, **9:75**

"BLACKLISTING" VIOLATING FACILITIES
Air pollution, **3:99**

"BLACKLISTING" VIOLATORS
Water pollution, **2:69**

BONDS
Lender liability, contaminated lands financing, **10:61**

BOUNTIES
Air pollution enforcement, **3:84**

BREACH OF CONTRACT LIABILITY
Construction work and contractors, **16:18 to 16:21**

BROWNFIELDS REDEVELOPMENT
Insurance, **20:13**
Purchase and sale of realty, **9:52, 9:65**
Subrogation of claims against the fund, **20:12**
Tax aspects, **17:65**

BUILDING MATERIALS
Construction work disclosures, **9:29, 16:48**

BULK SALES
Corporate and individual successors, liability, **14:20**

BUSINESS DEAL MITIGATION
See Realty and Business Deal Mitigation (this index)

BUYERS
See Purchase and Sale of Realty (this index)

C

CASUALTY LOSSES
Tax aspects, **17:3**

CERCLA
Access, **4A:102**
Actions for remedy or removal, generally, **4A:94 to 4A:97**
Actions required, **4A:91 et seq.**
Actions to recover costs
See also in this heading Appeals; Citizen Suits; Natural Resources Damages
Covenants not to sue, **4A:79, 4A:80**
Damages vs. cost recovery in context of natural resources, **4A:125**
National Contingency Plan (NCP) consistency, **4A:121**
Site investigation, **4A:124**

CERCLA—Cont'd
Actions to recover costs—Cont'd
State law or state-based claims, **4A:82**
Timing restrictions, **4A:120**
Allocation
Generally, **4A:60**
Distinguished from ''divisibility'' and ''contribution,'' **4A:59**
Settlement of claims, allocating responsibility, **4A:63 to 4A:71**
Appeals
Generally, **4A:134 et seq.**
Intervention, **4A:138**
Response selection, **4A:137**
Service of process, nationwide, **4A:139**
Standard of review, **4A:137**
Applicable or relevant appropriate requirements (ARARs), **4A:108, 4A:110**
Application, cleanup under other federal statutes, **4A:55**
Arranger for disposal, **4A:41**
Asbestos
Exemption, **4A:21**
Federal regulation, **App. 4-1**
Bankruptcy, Chapter 11, **20:51**
Settlements, **20:58**
Bankruptcy dischargeability, **20:43**
Brownfields, **4A:90**
''CERCLA-type laws,'' state adoption, **6:7 to 6:14**
Checklist, settlement fund requirements, **17:56**
Citizen suits, generally, **4A:131**
Cleanup process
Cleanup process and potentially responsible parties (PRPs), below
Cost recovery. See specific lines throughout this group
Cleanup process and potentially responsible parties (PRPs)
Generally, **4A:84**
Phase I, nonbiding (preliminary) allocations of responsibility (NBAR), **4A:85**
Phase II, final apportionment of liability, **4A:86**
Selecting and implementing a remedy, **4A:100 to 4A:113**
Commercial products in current use, exemption, **4A:21**
Compelling and paying for cleanup costs, generally, **4A:54 to 4A:90**
Comprehensive Environmental Response, Compensation, and Liability Act, generally, **4A:1 to 4A:139**
Condemnation, **4A:102**
Condemnation of realty, **4A:105**
Consent decree enforcement, **4A:81**

CERCLA—Cont'd
Construction work and contractors, **16:37**
''Contaminants'' defined, **4A:25**
Contribution
Generally, **4A:114.50, 4A:116 et seq.**
Allocation, **4A:87**
Cost recovery, **4A:119**
Distinguished from ''divisibility'' and ''allocation,'' **4A:59**
Governmental contributory negligence, **4A:62**
Imminent hazard settlement, **4A:76**
Contributory negligence, governmental, **4A:62**
Cost-effectiveness requirement, **4A:109**
Cost recovery. See specific lines throughout this heading
Costs, **4A:116 et seq.**
Cost-sharing agreements, **4A:74**
Covenants not to sue, **4A:79, 4A:80**
Damages
Natural resources damages, infra
Penalties, civil, **4A:132**
Data collection, **4A:103**
Defenses to liability
Generally, **4A:44 to 4A:53**
Inadmissible defenses, **4A:45**
''Innocent landowner'' or ''third party'' defense, reporting and remedying hazardous conditions, **8:58**
Multi-site cases, causation, **4A:46**
Supervening causation, **4A:45**
Definitions, **4A:17 et seq.**
Delegations to states, EPA authority, **4A:98**
De micromis PRPs, exemption for, **4A:39**
De minimis settlement, **4A:83**
Disposal arrangers' liability, **4A:41**
''Disposal'' defined, **4A:19**
''Divisibility'' distinguished from ''allocation'' and ''contribution,'' **4A:59**
Divisibility of harm, joint and several liability, **4A:58**
Duty to report occurrences that cause or may cause contamination, **4A:93**
Eminent domain power, **4A:105**
Enforcement, generally, **4A:130 to 4A:137**
Entry on premises, EPA investigation, **4A:104**
Equitable defenses to liability, **4A:49**
Evidentiary requirements, **4A:61**
Expanded role of NCP, **4A:4**
''Facility'' defined, **4A:27**
Feasibility studies, **4A:101**
Federal facilities as covered by CERCLA, **4A:28**
Federal liens, **4A:88, 4A:89**
Federally permitted releases, **4A:20**
Financing cleanup, generally, **4A:10 to 4A:16**
Former owners' liability, **4A:32**
Generator liability, **4A:38**

CERCLA—Cont'd
Governmental authority to act, **4A:95**
Governmental contributory negligence, **4A:62**
Guarantors' liability, **4A:42, 4A:78**
Hazard orders. Imminent hazard orders, infra
''Hazardous substance'' defined, **4A:23**
Imminent hazard orders
Generally, **4A:113**
Presumption of NCP consistency, **4A:114**
Settlements, **4A:73, 4A:76**
Inadvisability of delay in response to PRP letters, **4A:51**
Indemnitor, effect of EPA settlement, **4A:78**
Innocent landowner defense, **4A:48, 8:58**
Inspection, **4A:102**
Intervention in judicial review, **4A:138**
Investigation of site, **4A:124**
Investigations, remedial, **4A:101 et seq.**
Involvement of other agencies, **4A:111**
Joint and several liability, **4A:58, 4A:63 to 4A:71**
Judicial review. Appeals, supra
Jurisdiction, **4A:135**
Liens, federal, **4A:88, 4A:89**
Limitation of action, liability for past contamination
Generally, **4A:122**
State-law claims, **4A:123**
Listing, value and effect of, **4A:8**
Listing of site, effect, **4A:5 to 4A:9**
Municipal sewers, **4A:22**
National Contingency Plan (NCP), **4A:3, 4A:4, 4A:121**
National Priorities List (NPL), **4A:5**
Nationwide process service, **4A:139**
Natural resources
Generally, **4A:90**
Actions, special defenses in, **4A:53**
Damages. Natural resources damages, below
Special provisions regarding contamination of, **4A:115**
Natural resources damages
Generally, **4A:70**
Damages vs. cost recovery in context of natural resources, **4A:125**
Ownership concerns, contaminated property provisions, **8:34 to 8:40**
Nature and extent of mandate, **4A:2**
NCP consistency, presumptions and evidentiary concerns, **4A:114**
New standards summary, **4A:107 to 4A:108**
On-site treatment preference, **4A:107**
''Operator'' liability, **4A:30 to 4A:35**
Orders
Imminent Hazard Orders, supra
Judicial review, **4A:136**

CERCLA—Cont'd
''Ordinary use'' exemption, **4A:21**
Other federal laws, listing sites designated for action, **4A:7**
''Owner and operator'' liability, **4A:30 to 4A:41**
Penalties
Administrative penalties and civil actions, **4A:132**
Civil penalties, generally, **4A:132**
Criminal penalties, **4A:133**
Pesticides, registered, **4A:20**
''Petroleum exclusion'' defined, **4A:24**
Physical elements actions, substances and sites, **4A:18 to 4A:28**
''Pollutants'' defined, **4A:25**
''Polluters pay,'' **4A:12**
Polychlorinated biphenyls (PCBs), federal regulation, **App. 4-2**
Potentially responsible parties (PRPs)
Generally, **4A:29 to 4A:43**
Allocation and apportionment of liability, **4A:84 to 4A:85**
Arranger for disposal, **4A:41**
Bona fide prospective purchaser, **4A:36**
Claiming the bona-fide prospective purchaser exception, **4A:37**
Cleanup process, above
Contiguous property, owner of, **4A:35**
Contribution, **4A:87**
Costs and damages, liability for, **4A:63 to 4A:71**
Defenses, **4A:44 to 4A:53**
De micromis, exemption, **4A:39**
Environmental auditing, realty and business deal litigation, **20:28**
Equitable defenses, **4A:49**
Former owners, **4A:32**
Generator liability, **4A:38**
Guarantors, **4A:42**
Holder of security interest, **4A:34**
Inadvisability of delay in response to PRP letters, **4A:51**
Innocent landowner defense, **4A:48**
Limitations on owner/operator liability, **4A:33**
Nature of claims, **4A:68**
Non-recoverable costs, **4A:67**
Operator characteristics, **4A:31**
''Owner/operator'' as PRP, **4A:30**
Preclusion of other claims, **4A:71**
Reimbursability, basic elements, **4A:66**
Response action contractors, exclusion for, **4A:43**
Response costs that can be reimbursed, **4A:69**
Settlement of claims against PRPs, infra
Statute of limitations, **4A:65**
Statutory defenses, **4A:50**

CERCLA—Cont'd
Potentially responsible parties (PRPs)—Cont'd
Third party acts defense, **4A:47**
Transporters, **4A:40**
Powers of entry, EPA, **4A:104**
''Pre-enforcement review'' restrictions, **4A:52**
Presumptions and evidentiary concerns, NCP consistency, **4A:114**
Priority sites under NCP, **4A:6**
Private and governmental action, **4A:94 et seq.**
Private cleanups, **4A:99**
Private cost funding, **4A:12 to 4A:15**
Process service, nationwide, **4A:139**
''Qualified payments'' for tax purposes, **17:45 to 17:55**
Radon exemption, **4A:21**
Recoverable costs, generally, **4A:63 to 4A:71**
Registered pesticides, **4A:20**
Release or spill. See specific lines throughout this heading
Remedial investigations, **4A:101 et seq.**
Remedies, generally, **4A:100 to 4A:113**
Remedy, **4A:18**
Removal, **4A:18**
Removal from list, **4A:9**
''Reportable quantity'' defined, **4A:26**
Reporting and non-cleanup duties, **4A:92, 4A:93**
Required actions, **4A:91 et seq.**
Response action, **4A:18**
Response action contractors, exclusion for, **4A:43**
Response authority, EPA, **4A:96, 4A:97**
Response process and remedy selection, **4A:100 et seq.**
Response selection, **4A:137**
Review by court. Appeals, supra
Schedules for cleanup, **4A:112**
Security, **4A:116 et seq.**
Security interest exclusion, PRP, **4A:33**
Service of process, nationwide, **4A:139**
Settlement of claims against PRPs
Generally, **4A:72 to 4A:87, 4A:126 et seq.**
Allocating responsibility, **4A:63 to 4A:71**
Checklist, settlement fund requirements, **17:56**
Consent decree enforcement, **4A:81**
Contribution, imminent hazard effect, **4A:76**
Cost recovery, **4A:118**
Covenants not to sue, **4A:79, 4A:80**
De minimis settlement, **4A:83**
EPA guidance, administrative interpretation, **4A:127**
Funding contested liability, tax aspects, **17:58 to 17:62**
Imminent hazard settlement, **4A:73, 4A:76**
Indemnitors, guarantors, and other involved entities, **4A:78**
Nonparticipating parties, **4A:77**

CERCLA—Cont'd
Settlement of claims against PRPs—Cont'd
Nonsettling parties, **4A:77**
''Qualified payments'' for tax purposes, **17:45 to 17:55**
Superfund Claims (this index)
Tax aspects. See Tax Aspects (this index)
Sewers, public, **4A:22**
''Site'' defined, **4A:27**
Site investigation, **4A:124**
Sites for cleanup, **4A:3 to 4A:9**
Special defenses in natural resource actions, **4A:53**
Spill or release
Asbestos exemption, **4A:21**
Commercial products in current use, exemption, **4A:21**
Definition, **4A:19**
Federally-permitted releases, **4A:20**
Municipal sewers, **4A:22**
''Ordinary use'' exemption, **4A:21**
Radon exemption, **4A:21**
Standards of liability, **4A:56 et seq.**
State law or state-based claims, **4A:82**
States, delegating EPA authority, **4A:98**
States and state laws, **6:1 to 6:52**
Statute of limitations, **4A:64, 4A:65**
Statutory defenses, **4A:50**
Strict liability, **4A:57**
Suits, **4A:116 et seq.**
Superfund Claims (this index)
Tax aspects of settlements. See Tax Aspects (this index)
Third party acts defense, **4A:47, 8:58**
Timing restrictions on contribution and cost recovery actions, **4A:120**
Transporters as PRPs, **4A:40**
Tribal lands, **4A:90**
Unlisted sites, **4A:9**
Use, **4A:19**
Value and effect of listing, **4A:8**
Venue, **4A:135**
Waiver of ARARs, prerequisites, **4A:110**

"CERCLA-TYPE" LAWS
States and state law, **6:7 to 6:14**

CHECKLISTS
Tax aspects, CERCLA settlements, **17:56**

CHEMICAL COMPANIES
OSHA's right-to-know standard, **5:5**

CITATION OR APPEARANCE TICKET
OSHA violations, **5:9**

CITIZEN SUITS
Air pollution. See Air Pollution (this index)

CITIZEN SUITS—Cont'd
CERCLA, generally, **4A:131**
Emergency planning and disclosure, **5:25**
Hazardous conditions on land, responsibility of landowner to clean up, **8:55**
Water pollution, **2:50, 2:67**

CLEAN AIR ACT
See Air Pollution (this index)

"CLEAN-AIR AREAS"
Air pollution, significant deterioration, prevention of, **3:28**

CLEANUP AND COST RECOVERY
Bankruptcy dischargeability of liability, **20:41 et seq.**
CERCLA. See CERCLA
Construction work. See Construction Work and Contractors (this index)
Contribution and cost recovery, **4A:119**
Federal common law standards for apportionment, **19:15**
Hazardous conditions on land, recovery of costs of cleanup, **8:52 to 8:54**
Hazardous waste. See Hazardous Waste Management (this index)
Lender liability. See Lender Liability (this index)
Liability for cleanup costs
Generally, **4A:54 to 4A:90**
See also CERCLA (this index)
Ownership Concerns (this index)
Owner's responsibility, generally. Ownership Concerns (this index)
Private operations
CERCLA, **4A:12 to 4A:15, 4A:99**
Emergency planning and disclosure, **5:18 to 5:21**
Necessary costs, **4A:16**
Purchase and sale of realty
Consent orders, **9:59 to 9:60**
Contractual allocation, **9:67 to 9:69**
Contractual preservation of claims, **9:70**
Defenses, **9:37 to 9:49**
Direct contractual commitment to cleanup, **9:69**
Seller's liability, **9:12**
Realty and business deal mitigation, **19:11 to 19:15**
Reimbursement of costs of cleanup, limitation on, **8:54**
Tax aspects, **17:7 to 17:16, 17:16**
Voluntary cleanup. See Voluntary Cleanup (this index)
Water pollution. See Water Pollution (this index)

CLEAN WATER ACT
See Water Pollution (this index)

CLIMATE CHANGE
Ozone-depleting chemicals, **3:31**

COLLATERAL ESTOPPEL
Toxic torts, **7:47**

COMING TO THE NUISANCE DOCTRINE
Toxic torts, **7:36**

COMMERCIAL PRODUCTS IN CURRENT USE
CERCLA exemption, **4A:21**

COMMISSION
Real estate brokers and agents, impact on agency relationship and broker's right to commission, **11:16.1**

COMMON LAW
Allocation of costs of remedial measures, **9:19**
Ownership concerns, abandonment, **8:12**
Purchase and sale of realty, common law and disclosure obligations, **9:20 to 9:23**

COMMUNICATION UPON DISCOVERY OF CONTAMINATION
Business policy, realty and business deal mitigation, **20:32**

COMMUNITY RIGHT TO KNOW
See Emergency Planning and Disclosure (this index)

COMPARATIVE NEGLIGENCE
Toxic torts, **7:29**

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY ACT
See CERCLA (this index)

CONCEALMENT
Toxic torts, **7:21**

CONCERT OF ACTION
Toxic torts, **7:43**

CONDEMNATION OF REALTY
CERCLA, **4A:102, 4A:105**

CONFIDENTIAL OR PRIVILEGED INFORMATION
Attorneys, **11:38**
Foreign investors, **12:30**
Trade secrets
Emergency planning and disclosure, **5:22**
Water pollution, criminal liability, **2:59**

CONSENT DECREE ENFORCEMENT
CERCLA, **4A:81**

CONSENT ORDERS
Purchase and sale of realty, **9:59 to 9:60**

CONSENT ORDERS—Cont'd
Realty and business deal mitigation, **20:64 to 20:65**

CONSTRUCTION WORK AND CONTRACTORS
Generally, **16:1 to 16:62**
Agriculture, land use, **16:15**
Breach of contract liability, **16:18 to 16:21**
Building materials, hazardous, **16:48**
Building materials, toxic, **16:48**
CERCLA liability, **16:37**
Cleanup contractors
Contractor as "transporter" or "arranger" of waste, **16:34**
Development conditions, **16:14**
Exemption and indemnity, **16:44**
Government agreements with, regulation of, **16:45**
Hazardous substances, **16:28, 16:29 et seq., 16:39 to 16:42**
Payment issues, **16:42**
Reimbursement potential, **16:40**
"Response-action contractors," exemption, **16:44**
Communication of risks, hazards, and discoveries, **16:63**
Community and area land use planning, **16:7**
Consultants. Expert consultants, infra
Continuing project after finding hazardous substances, **16:32 to 16:35**
Covenants in contracts, **16:60**
Cross-media pollution, **16:35**
Design professionals, **16:53**
Disclosure duty, hazardous substances, **16:25 to 16:27**
Emergency planning and disclosure, **5:17**
Emissions from hazardous building materials, **16:48**
Endangered Species Act, **16:13**
Environmental impact statements, **16:11, 16:13, 16:22**
Environmental justice and equity, **16:16**
Exemption, "response-action contractors," **16:44**
Expert consultants
Authority to act, **16:58**
Business risks, **16:56**
Liability, **16:56, 16:59**
Negotiation, **16:62**
Reporting, **16:57**
Faulty cleanups, **16:43**
Floodplain restrictions, **16:9**
Government agreements with cleanup contractors, regulation of, **16:45**
Governmental contracting and oversight authority, **16:21**
Governmental contracting authority, **16:21**

CONSTRUCTION WORK AND CONTRACTORS—Cont'd
Hazardous-based development permit decisions as takings
Constitutionality, **16:17**
Hazardous substances
Generally, **16:3 et seq.**
Building materials, **16:48**
Cleanup activities, **16:28, 16:29 et seq., 16:39 to 16:42**
Community and area land use planning, **16:7**
Construction continuing after discovery, **16:32 to 16:35**
Contractor as "transporter" or "arranger" of waste, **16:34**
Cross-media pollution, **16:35**
Decision-making, siting of hazardous waste facilities, **16:4**
Disclosure duty, **16:25 to 16:27**
Discovery of hazardous materials, duties on, **16:25 to 16:27**
Emissions from hazardous building materials, **16:48**
Floodplain restrictions, **16:9**
Governmental contracting and oversight authority, **16:21**
Lack of intent to use hazardous substances, **16:24**
Products liability, **16:49**
Release or spill, **16:50**
Reporting duty, **16:27, 16:28**
Risk of exacerbating situation, **16:32**
Safety of workers, **16:36**
Stop work duty, **16:26**
Stormwater runoff, **16:10**
Toxic building materials, **16:48**
Use in construction, generally, **16:46 to 16:50**
Wetlands protection, **16:8**
Hazardous waste produced at site, **16:47, 16:48, 16:50**
Impact statements, **16:11, 16:13, 16:22**
Indemnity of "response-action contractors," **16:44**
Inspecting contractors, hazardous substance cleanup activities, **16:41**
Inspectors, **16:55, 16:59**
Land use restrictions, generally, **16:2 et seq.**
Liability for breach of contract, **16:18 to 16:21**
"Owner," contractor as, **16:19**
Payment issues in cleanup contracts, **16:42**
Permits, **16:12, 16:17, 16:52**
"Possessor," contractor as, **16:19**
Practical impact of environmental compliance, **16:38**
Products liability, **16:49**

CONSTRUCTION WORK AND CONTRACTORS—Cont'd
Reimbursement of cleanup contractor for removal of hazardous substances, **16:40**
Release or spill, **16:50**
Reporting and disclosure
Expert consultants, **16:57**
Hazardous substances, **16:27**
Protection measures, **16:63**
''Response-action contractors,'' exemption, **16:44**
Safety of workers, hazardous substances, **16:36**
Solid waste produced at site, hazardous, **16:47**
Spill or release, **16:50**
Statements, environmental impact, **16:11, 16:13, 16:22**
Stop work duty, hazardous substances discovery, **16:26**
Stormwater runoff, **16:10**
Testing contractors, hazardous substance cleanup activities, **16:41**
Vicarious liability of owners, **16:20**
Water pollution, new source performance standards to facilities under construction, **2:11**
Wetlands protection, **16:8**
Worker safety, **16:36**

"CONTAMINANTS" DEFINED
CERCLA, **4A:25**

CONTAMINATED LANDS FINANCING
Lender liability. See Lender Liability (this index)

CONTAMINATED PROPERTY
Transferring for reuse, **9:53**

CONTAMINATED PROPERTY OWNERS' CONCERNS
See Ownership Concerns (this index)

CONTAMINATED PROPERTY TRANSFERS
See Purchase and Sale of Realty (this index)

CONTINGENCY PLAN, NATIONAL
Water pollution, **2:76**

CONTRACTORS, CONSTRUCTION
See Construction Work and Contractors (this index)

CONTRACTS AND AGREEMENTS
For particular aspects see specific index headings

CONTRIBUTION AMONG JOINT TORTFEASORS
See Indemnity and Contribution (this index)

CONTRIBUTORY NEGLIGENCE
CERCLA liability, sovereign immunity, **4A:62**
Toxic torts, **7:29**

CONVERSION, INVOLUNTARY
Tax aspects, **17:4**

CORPORATE DISSOLUTION
See Dissolution of Corporation (this index)

CORPORATIONS
Acts of directors, officers and employees, liability
Generally, **14:24 to 14:34**
Civil and criminal liability, bases of, **14:25**
Civil environmental liabilities, **14:25, 14:26, 14:32, 14:35**
Corporate transactions, individual liability for, **14:28**
Criminal liability, **14:25, 14:27, 14:33, 14:35**
Directors, generally, **14:30**
Due diligence defense, **14:35**
Indemnification of corporate officers, **14:29**
Individual criminal liability, **14:27**
Intent of individual, corporate ''knowledge'' based on, **14:34**
Knowledge of individual, corporate ''knowledge'' based on, **14:34**
Partners, liability to, **14:31**
Unauthorized actions, corporate liability, **14:32 to 14:34**
Auditing, ''self-auditing privilege''
Generally, **14:52 et seq.**
Conditions of qualification for incentives, **14:63 to 14:64**
Correction and remediation, **14:65**
EPA audit policy, **14:58 to 14:67**
Incentives, **14:62 to 14:64**
Incentives to broaden auditing, **14:53**
Information ''privilege,'' **14:67**
Limitation on availability of policy, **14:66**
Nonmandatory incentives, **14:53 to 14:54**
State environmental audit privilege legislation, **14:68, 14:69**
Systematic discovery, **14:64**
Compensation for cleanup, obtaining, **14:14**
Corporate lifespans, **14:2**
Derivative liability and ''operator'' liability
Generally, **14:5 et seq.**
Corporate identity, **14:7**
Directly imposed statutory obligations, **14:4**
''Doing business as,'' **14:7**
Indirectly imposed obligations, generally, **14:5 et seq.**
Majority stockholders, statutory obligations imposed directly on, **14:4**
Other state law bases, **14:10**
''Piercing the corporate veil,'' **14:8**
Direct liability as operator of corporation's facilities, **14:11**
Dissolution of corporation. See Dissolution of Corporation (this index)

CORPORATIONS—Cont'd
Due diligence defense, civil or criminal liability for acts of employees, **14:35**
Government information-gathering powers, **14:13**
Indemnification of corporate officers, **14:29**
Issuer liability to shareholders, **14:15**
Knowledge of harmful conditions, corporation's liability in case of, **14:12**
Knowledge or intent of individual, corporate "knowledge" based on, **14:34**
Liability, generally, **14:1 et seq.**
Obtaining compensation for cleanup, **14:14**
Officer liability to shareholders, **14:15**
Parent and subsidiary corporations, piercing the veil, **14:9**
Partners, liability to, **14:31**
"Piercing the corporate veil," derivative liability and "operator" liability, **14:5**
Successors
Corporate and individual, liability
Generally, **14:16**
Asset purchase, **14:18**
Asset transfers, **14:19 to 14:21**
Bulk sales, **14:20**
Fraudulent conveyances, **14:21**
Partnerships, **14:23**
Stock purchases, mergers and consolidations, **14:17**
Transactional protections. Transactional protections for business entities, employees and successors, infra
Transactional protections for business entities, employees and successors
Generally, **14:42 to 14:43**
Compliance plans and other environmental procedures and protocols, **14:46 to 14:47**
Maintenance of corporate structure, **14:50**
Retention and destruction of corporate records, **14:51**
"Whistleblower" violations and other potential environmental liability, **14:36**

COST RECOVERY
See Cleanup and Cost Recovery (this index)

COST SHARING AGREEMENTS
CERCLA, **4A:74**

COSTS OF ACTION
Tax aspects, **17:8**

COVENANTS
Construction work and contractors, **16:60**
Lender liability. See Lender Liability (this index)
Natural resources, related covenants, **19:49**
Realty and business deal mitigation, **19:47**

COVENANTS NOT TO SUE
CERCLA, **4A:79, 4A:80**

CRIMINAL LIABILITY
Air pollution, **3:78 to 3:80**
Corporations, successors, **14:25, 14:27, 14:33, 14:35**
Emergency planning and disclosure, **5:24**
Emergency planning and disclosure, criminal prosecution, **5:24**
Ownership concerns, contaminated land, **8:8, 8:87**
Water pollution. See Water Pollution (this index)

CROSS-MEDIA POLLUTION
Construction work and contractors, **16:35**

D

DAMAGES
CERCLA. See CERCLA (this index)
Owners of contaminated property. See Ownership Concerns (this index)
Realty and business deal mitigation, **20:5, 20:6**

DEDUCTIBLES
Realty and business deal mitigation, **20:7**

DEDUCTIONS
Tax aspects, **17:2 to 17:16**

DEED RESTRICTIONS
Purchase and sale of realty, **9:56, 9:88**
States and state law, **6:40 to 6:48**

DEFAULT BY DEBTOR
See Lender Liability (this index)
Bankruptcy
Lender liability. See Lender Liability (this index)

DEFAULT OR TERMINATION
Realty and business deal mitigation, **19:20 to 19:43**

DEFENSES
CERCLA, generally, **4A:44 to 4A:53, 8:56**
Due diligence defense, civil or criminal liability of corporation for acts of employees, **14:35**
Hazardous conditions on land, owner's responsibility as to, **8:56 to 8:60**
Inadmissible defenses, **4A:45**
Innocent landowner defense
CERCLA, **4A:48, 8:58**
Purchase and sale of realty, generally, **9:43 to 9:44**
Settlement of claims against, **9:46**
Innocent purchaser defense, **9:42**
Multi-site cases, causation, **4A:46**
Purchase and sale of realty. See Purchase and Sale of Realty (this index)

DEFENSES—Cont'd
State of the art defense, toxic torts, **7:32**
Supervening causation, **4A:45**
Third party's acts, CERCLA, **4A:47, 8:58**
Toxic torts, **7:26 to 7:36**
Water pollution. See Water Pollution (this index)

DELAY
Defenses, inadvisability of delay in response to PRP letters, **4A:51**

DE MICROMIS SETTLEMENT AUTHORITY
Purchase and sale of realty, **9:49**

DE MINIMIS SETTLEMENT
CERCLA, **4A:83**
Hazardous conditions on land, landowners' defenses, **8:59**
Purchase and sale of realty, **9:46 to 9:48**

DERIVATIVE LIABILITY
Corporate stockholders. See Corporations (this index)

DESIGN PROFESSIONALS
Construction work and contractors, **16:53**

DISCHARGES
See Spill, Release, or Discharge (this index)

DISCLOSURE
See Reporting and Disclosure (this index)
Availability, securities regulations, **13:25**

DISEASE REGISTRY
Emergency planning and disclosure, **5:26**

DISPOSAL OF WASTE
See Hazardous Waste Management (this index)

DISSOLUTION OF CORPORATION
Liability of corporate and individual successors, **14:22**
Realty and business deal mitigation. See Realty and Business Deal Mitigation (this index)

DISTLER CASE
Realty and business deal mitigation, practical application of Distler, **20:62**

DOCUMENTS
Access to property, **App. 21-D**
Attributes of ownership, documentary objectives, **21:8**
Audits, environmental, **App. 21-E**
Business policies. See Realty and Business Deal Mitigation (this index)
Changes in law, prospect of, **21:5**
Detail and specificity, level of, **21:4**
Governing law, **21:6**
Ongoing obligations, **App. 21-B**
Parties to transaction, **21:3**

DOCUMENTS—Cont'd
Real estate brokers and agents, preparation of documents and performance of other services, **11:39**
Samples of documents, **21:1 to 21:8**
Secured and unsecured financing transactions, **App. 21-C**
Specific objectives of drafting, **21:7**
Transactional protections for business entities, employees and successors, **14:42 to 14:43**
Transfers of real property, basic environmental provisions, **App. 21-A**

DOING OR TRANSACTING BUSINESS
Foreign investors, **12:20, 12:22**

DOSE
Toxic torts, proving, **7:39**

DREDGE AND FILL
Exemptions, Section 404, **2:32**
Permits, **2:22 to 2:32**

DRINKING WATER
Contamination. See Emergency Planning and Disclosure (this index)

DUE DILIGENCE
Lender liability, **10:19**
Securities regulations, **13:24**

DUTY OF PREVENTION
Actions causing or affecting contamination, **8:33**

E

EMERGENCY PLANNING AND DISCLOSURE
Generally, **5:1 to 5:35**
Actions, civil, **5:24**
Business transactions. See Realty and Business Deal Mitigation (this index)
Chemical companies, OSHA's right-to-know standard, **5:5**
Citations, OSHA, **5:9**
Citizen suits, **5:25**
Civil actions, **5:24, 5:25**
Community planning and right-to-know
Generally, **5:12 to 5:26**
Citizen suits, **5:25**
Civil actions, **5:24, 5:25**
Contractors, federal, **5:17**
Criminal prosecution, **5:24**
Disease registry, **5:26**
Enforcement, **5:23**
EPCRA, **5:14, 5:15**
EPCRA, recent developments, **5:14**
Expansion of scope, EPCRA duties, **5:21**
Governmental unit duties, **5:18**

EMERGENCY PLANNING AND DISCLOSURE—Cont'd
Community planning and right-to-know—Cont'd
Notice, **5:19**
Orders, enforcement, **5:23**
Owner's and operators' duties, **5:13 to 5:16**
Penalties, **5:23**
Persons or entities responsible, **5:15**
Private operations regulations, **5:18 to 5:21**
Trade secrets, **5:22**
Contractors, **5:17, 16:7**
Criminal prosecution, **5:24**
Disease registry, **5:26**
Drinking water safety
Generally, **5:31, 5:32**
Safe Drinking Water and Toxic Enforcement Act, **5:31**
Emergency Planing and Community Right-to-Know Act, **5:15**
Employer duties, OSHA's right-to-know standard, **5:6**
Environmental equity/environmental justice, **5:35**
Environmental impact assessment and decision making, **5:33**
EPCRA, generally, **5:15**
Exemptions, OSHA's right-to-know standard, **5:7**
Federal environmental statutes, **5:29**
Governmental unit duties, **5:18**
Hazard communication, OSHA's right-to-know standard, **5:3 et seq.**
Inspection, OSHA, **5:9**
Orders, enforcement, **5:23**
OSHA's right-to-know standard
Generally, **5:3 to 5:11**
Chemical companies, **5:5**
Citations, **5:9**
Emergency response rule, **5:11**
Enforcement, **5:9 to 5:11**
Exemptions, **5:7**
Hazard communication, basic requirement, **5:4**
Inspection, **5:9**
Penalties, **5:9**
Preemption of state and local laws, **5:8**
Owners' and operators' duties, **5:13, 5:16**
Penalties
Community planning and right-to-know, **5:23**
OSHA's right-to-know standard, **5:9**
Potable water. Drinking water, supra
Preemption of state and local laws, OSHA, **5:8**
Private operations regulations, **5:18 to 5:21**
Real estate transactions. See Realty and Business Deal Mitigation (this index)
Release response plans, **5:30**
Right-to-know. See specific lines throughout this heading
Trade secrets, **5:22**

EMERGENCY PLANNING AND DISCLOSURE—Cont'd
Water. Drinking water, supra
Water pollution, **2:64**

EMINENT DOMAIN POWER
CERCLA, **4A:105**

ENDANGERED SPECIES ACT
Construction work and contractors, **16:13**

ENDANGERMENT
Air pollution, **3:98**
Hazardous waste management, "knowing endangerment." See Hazardous Waste Management (this index)
Water pollution
Abatement, **2:83**
Criminal liability, **2:58**
Emergency enforcement, **2:64**

ENTERPRISE LIABILITY
Toxic torts, **7:44**

ENTRY ON PREMISES
CERCLA, EPA investigation, **4A:104**
Lender liability, **10:52**
Ownership concerns, government entry, **8:24**

ENVIRONMENTAL COMPLIANCE UPON DISCOVERY OF CONTAMINATION
Business policy, realty and business deal mitigation, **20:32**

ENVIRONMENTAL IMPACT ASSESSMENT AND DECISION MAKING
Construction work and contractors, **16:11, 16:13, 16:22**
Emergency planning and disclosure, **5:33**

ENVIRONMENTAL PROTECTION AGENCY
Audit policy, **14:58 to 14:67**
Organization chart contact information, realty and business deal mitigation, **App. 18-D**
Trust liability, EPA's interpretation of, **14:41**

EPA
See Environmental Protection Agency (this index)

EPCRA
See Emergency Planning and Disclosure (this index)

ESCROW HOLDERS' LIABILITY
Real estate brokers and agents, **11:20**

ESTATES OF DECEDENTS
Purchase and sale of realty, **9:74, 9:75**

EVIDENCE
CERCLA, evidentiary requirements, **4A:61**

EXEMPLARY DAMAGES
Toxic torts, **7:10**

EXPERT CONSULTANTS
Generally, **16:56 to 16:57**
Authority to act, **16:58**
Business risks, **16:56**
Liability, **16:56, 16:59**
Negotiation, **16:62**
Reporting, **16:57**

EXPOSURE
Toxic torts, proving, **7:39**

F

"FACILITY" DEFINED
CERCLA, **4A:27**

FALSE STATEMENTS
Water pollution, criminal liability, **2:56**

FEASIBILITY STUDIES
CERCLA, **4A:101**

FINANCING CLEANUP OPERATIONS
See also Cleanup and Cost Recovery (this index)
CERCLA, **4A:10 to 4A:16**
Guarantors' liability, **4A:42**
Private funding, CERCLA, **4A:12 to 4A:15**
Water pollution, **2:75**

FINES AND PENALTIES
Air pollution, **3:89 to 3:99, 3:96, 3:104**
CERCLA. See CERCLA (this index)
Civil administrative penalties, **3:90**
Emergency planning and disclosure
Community planning and right-to-know, **5:23**
OSHA's right-to-know standard, **5:9**
Forfeiture laws, state, **6:25**
Ownership concerns, contaminated land, **8:80 to 8:88**
Tax aspects, deductibility, **17:16**
Water pollution. See Water Pollution (this index)

FIXTURES
Ownership concerns, abandoned fixtures, **8:11, 8:13**
Purchase and sale of realty, **9:73**

FLOODPLAINS
Construction work and contractors, **16:9**

FORECLOSURE
Bankruptcy, **9:74**
Lender liability. See Lender Liability (this index)

FOREIGN INVESTORS
Generally, **12:17 to 12:30**
Agricultural Foreign Investment Disclosure Act, **12:25**

FOREIGN INVESTORS—Cont'd
Confidential information and disclosure, **12:30**
Disclosure requirements, effect, **12:23 to 12:30**
Doing business, **12:20, 12:22**
Duty to disclose, who owes, **12:29**
Environmental law affecting, generally, **12:19**
International Investment and Trade in Services Survey Act, **12:26**
Liability issues, generally, **12:18 to 12:22**
"Offshore" investing, **12:21**
Privileged information and disclosure, **12:30**
Qualifying to do business, **12:20, 12:22**
Regulated persons, disclosure, **12:29**
State statutes, **12:22**
Tax legislation, property-related, **12:27**
Transacting business, **12:20, 12:22**

FOREIGN STATE OR COUNTRY
See Foreign Investors; International Law (this index)

FORFEITURE LAW
State and state laws, liens and superliens, **6:25**

FORMER OWNERS' LIABILITY
CERCLA, **4A:32**

FORMS
Sample provisions, **21:1 to 21:8**

FRAUD AND MISREPRESENTATION
Toxic torts, **7:21**

FRAUDULENT CONVEYANCES
Corporate and individual successors, liability, **14:21**

FREEDOM OF INFORMATION ACTS
Sample FOIA letter, **App. 18-B**

FUEL AND FUEL PRODUCTS
Hazardous waste management, **4:33**

G

GENERATOR LIABILITY
CERCLA, **4A:38**

GIFTS
Purchase and sale of realty, **9:75**

GREENHOUSE GAS (GHG)
Air pollution, **3:31**

GUARANTY AND GUARANTORS
CERCLA, liability of guarantor, **4A:42**
Lender liability, **10:21**
Realty and business deal mitigation, **19:31 to 19:43**
Secured financing and lender liability, government lenders, loan guarantors and loan purchasers, **10:10.2**

GUARANTY AND GUARANTORS—Cont'd
State guarantee laws, **6:25**

H

HAZARDOUS CHEMICALS, SUBSTANCES, AND WASTES
Generally, **4:1 to 4:69**
Accelerated cleanup, **4:42**
Definitions and concepts
Generally, **4:2 to 4:17**
Date, attachment of responsibility, new wastes, **4:10**
"Derived from" rule, **4:7, 4:9**
Disposal, **4:11**
Facilities, **4:12**
Generators, **4:14**
Identifying a waste as hazardous, **4:4**
Mixture rule, **4:8, 4:9**
Petroleum products, special substances, **4:5**
RCRA compliance, facilities responsible, **4:13**
Small quantity, generators, **4:15**
Solid waste, **4:3**
Special substances, **4:5, 4:6**
Transporters, **4:16**
Treatment, storage and disposal facility (TSDF), **4:17**
"Derived from" rule, **4:7, 4:9**
Disposal, **4:11**
Facilities
Definition, **4:12**
RCRA compliance, **4:13**
Fuel, **4:33**
Generators, **4:15**
Government compelled cleanup, **4:44**
Identifying a waste as hazardous, **4:4**
International movement, commercial purpose, **4:20**
Mandatory cleanup, **4:43**
Mixture rule, **4:8, 4:9**
Non-wastes
Generally, **4:32 to 4:37**
Fuel, **4:33**
Petroleum release, cleanup, **4:37**
Recycled oil, **4:33**
Regulated substances, underground storage, **4:34 to 4:37**
Tanks, underground storage, **4:36**
Underground petroleum release, cleanup, **4:37**
Underground storage, **4:34 to 4:37**
Open dumping, prohibited, **4:40**
Petroleum products, special substances, **4:5**
Petroleum release, cleanup, **4:37**
RCRA
Generally, **4:59 to 4:69**
Administrative orders, **4:61**

HAZARDOUS CHEMICALS, SUBSTANCES, AND WASTES—Cont'd
RCRA—Cont'd
Citizen suits, **4:68**
Civil action, government suits, **4:66**
Cleanup
generally, **4:41 to 4:69**
accelerated cleanup, **4:42**
government compelled, **4:44**
hazard remediation, **4:43**
mandatory cleanup, **4:43**
voluntary cleanup, **4:42**
Compliance, facilities responsible, **4:13**
Compliance agreements, **4:67**
Compliance measures, **4:67**
Compliance orders, **4:62, 4:64**
Corrective action orders, **4:64**
Emergency enforcement, **4:69**
Enforcement
generally, **4:59 to 4:69**
administrative orders, **4:61**
citizen suits, **4:68**
civil action, government suits, **4:66**
compliance agreements, **4:67**
compliance measures, **4:67**
compliance orders, **4:62, 4:64**
corrective action orders, **4:64**
emergency enforcement, **4:69**
government suits, civil action, **4:66**
inspection authority, **4:60**
monitoring, **4:63**
reporting, **4:63**
testing, **4:63**
underground tank compliance orders, **4:64**
Government suits, civil action, **4:66**
Inspection authority, **4:60**
Liability
generally, **4:46-4:58**
actual endangerment, **4:49**
administrative orders, **4:51**
civil actions, **4:51**
conspiracy, **4:56**
criminal liability, **4:53**
defenses, RCRA criminal liability, **4:57**
enforcement procedures, **4:47**
knowing endangerment, **4:54**
penalties, **4:55**
persons liable, **4:50**
relief available, **4:52**
standard of liability, **4:48**
whistleblower protection, **4:58**
Monitoring, **4:63**
Reporting, **4:63**
Testing, **4:63**
Underground tank compliance orders, **4:64**

HAZARDOUS CHEMICALS, SUBSTANCES, AND WASTES—Cont'd
Recycled oil, **4:33**
Regulated substances, underground storage, **4:34 to 4:37**
Small quantity, generators, **4:15**
Solid waste, **4:3**
Generally, **4:38 to 4:40**
Open dumping, prohibited, **4:40**
State management plans, **4:39**
Special substances, **4:6**
State management plans, solid waste, **4:39**
Transporters, **4:16**
Treatment, storage and disposal facility (TSDF), **4:17**
Coal ash management, rule implementation, **4:21**
Existing TSDFs, **4:22**
International movement, commercial purpose, **4:20**
Mandatory treatment, previously disposed wastes, **4:24**
New TSDFs, **4:22**
Operational concerns, **4:25**
Permits and permit transfer
generally, **4:26 to 4:31**
corrective action, **4:30**
crossovers, **4:30**
land disposal ban, **4:28**
modification, **4:29**
new TSDFs, **4:27**
transfer, **4:29**
Previously disposed wastes, mandatory treatment, **4:24**
Regulation
generally, **4:18 to 4:25**
coal ash management, rule implementation, **4:21**
existing TSDFs, **4:22**
international movement, commercial purpose, **4:20**
mandatory treatment, previously disposed wastes, **4:24**
new TSDFs, **4:22**
operational concerns, **4:25**
political issues, RCRA permitting, **4:19**
previously disposed wastes, mandatory treatment, **4:24**
RCRA permitting, political issues, **4:19**
unclosed TSDFs, **4:23**
Unclosed TSDFs, **4:23**
Underground storage, **4:34 to 4:37**
Whistleblower protection, **4:58**

HAZARDOUS SUBSTANCES OR CONDITIONS
Air pollutants. See Air Pollution (this index)
Business policy, realty and business deal mitigation, hazard control, **19:10, 20:32**
CERCLA. See CERCLA (this index)
Community right to know. See Emergency Planning and Disclosure (this index)
Construction work. See Construction Work and Contractors (this index)
Defined, **4A:23**
Landlord and tenant, **15:10**
Ownership concerns, **8:9 to 8:14, 8:41 to 8:67**
Real estate brokers and agents, valuation of property, **11:30.1**
Realty and business deal mitigation, primary bases for ignoring corporate dissolution in hazardous substance liability cases, **20:60**
Reporting, remedying or abating, owner's responsibility, **8:41 to 8:67**
Solid waste. See Hazardous Waste Management (this index)
Toxic torts, trespass, **7:15**

HAZARDOUS WASTE
Nuisance liability, **7:10**
Toxic torts, **7:7**
Trespass liability, **7:15**

HAZARDOUS WASTE MANAGEMENT
CERCLA
Generally. See CERCLA (this index)
Disposal arrangers' liability, **4A:41**
"Disposal" defined, **4A:19**
Corrective action. Cleanup and cost recovery, supra
Cost recovery. Cleanup and cost recovery, supra
Disposal. Treatment, etc., infra
Endangerment, knowing. Cleanup and cost recovery, supra
"Knowing endangerment." Cleanup and cost recovery, supra
Recovery of costs. Cleanup or remediation liability, supra
Remediation. Cleanup and cost recovery, supra
Solid waste
As to solid waste, generally. See Solid Waste Disposal (this index)
Storage
Treatment, etc., infra
Underground storage tanks, infra
Tanks, storage. Underground storage tanks, infra

I

IMMINENT AND SUBSTANTIAL ENDANGERMENT
Abatement of water pollution, **2:83**

IMMINENT AND SUBSTANTIAL ENDANGERMENT—Cont'd
Air pollution, **3:98**
Emergency enforcement, water pollution, **2:64**

IMMINENT HAZARD ORDERS
CERCLA. See CERCLA (this index)

IMPLIED WARRANTY
Purchase and sale of realty, **9:34**

IMPOUNDS
Lender liability, **10:55**

"INCIDENTAL TO THE ISSUER'S BUSINESS"
Securities regulations, **13:6**

INDEMNITY AND CONTRIBUTION
Actions, cost recovery, **4A:119**
Cautionary example, **19:35**
Contractually required insurance, **19:37**
Corporate officers, succession, liability, **14:29**
Costs allocated, definition, **19:13**
Enforcement of indemnity, **19:39**
Escrow arrangements, **19:37**
Inclusion and trigger, **19:34**
Landlord and tenant, liability protections, **15:22**
Liability, effect on, **19:38**
Non-parties, effect of releases, **19:43**
Purchase and sale of realty, **9:36**
Realty and business deal mitigation, **19:31 to 19:43**
Releases
Generally, **19:41**
Specificity, **19:42**
"Response-action contractors," **16:44**
Structure of payment obligations, **19:36**
Toxic torts, **7:46, 7:47**
Value in environmental context, **19:40**

INDIRECT DISCHARGE PERMITS
Water pollution, **2:13 to 2:16**

INDOOR AIR POLLUTION
Landlord and tenant, **15:12**

INNOCENT LANDOWNER DEFENSE
See Defenses (this index)

INNOCENT PURCHASER DEFENSE
Purchase and sale of realty, **9:42**

INSOLVENCY
See Bankruptcy (this index)

INSPECTIONS
CERCLA, **4A:102**
Construction work and contractors, **16:55, 16:59**
Emergency planning and disclosure, **5:9**
Pre-transfer, real estate brokers and agents, **11:15**

INSPECTIONS—Cont'd
Real estate brokers' services, **11:34**
Realty and business deal mitigation, environmental audits, inspection process, **20:22**

INSPECTIONS AND INVESTIGATIONS
OSHA, emergency planning and disclosure, **5:9**
Realty and business deal mitigation, **18:3 to 18:43**
Water pollution, **2:61**

INSURANCE
Ownership concerns, **8:26**
Realty and business deal mitigation, **20:2 to 20:13**
Tax aspects, proceeds, **17:66 to 17:73**
Title insurance, **9:89, 11:21 to 11:23**

INTENTIONAL TORTS
Toxic torts, **7:20 to 7:25**

INTERFERENCE
Water pollution, **2:15**

INTERNATIONAL INVESTMENT AND TRADE IN SERVICES SURVEY ACT
Foreign investors, **12:26**

INTERNATIONAL LAW
Generally, **12:1 to 12:31**
Analyzing the law, **12:11**
Assessment, environmental impact, **12:9**
Attorneys, local, **12:10**
Barriers to trade, **12:14 to 12:16**
Compliance, generally, **12:4**
Due diligence, **12:8**
Environmental impact assessment, **12:9**
Experts, local, **12:10**
Foreign countries' laws, generally, **12:6 to 12:12**
Impact assessment, **12:9**
Investors, foreign, in American property, **12:17 to 12:30**
"Private" international law, **12:13**
Researching the law, **12:11**
Trade law and barriers, **12:14 to 12:16**

INTERNET
Realty and business deal mitigation, **18:20, App. 18-C**

INTERSTATE COMPACTS OR AGREEMENTS
Water pollution, **2:43**

INTERVENTION BY PARTIES
CERCLA liability, judicial review, **4A:138**

INVESTIGATIONS
CERCLA, **4A:101 et seq.**
Lender liability. See Lender Liability (this index)

INVESTIGATIONS—Cont'd
Owners' liability or concerns. See Ownership Concerns (this index)
Purchase and sale of realty, **9:31 to 9:33**
Real estate brokers and agents, **11:10**
Securities syndicates, **13:21, 13:23**

INVESTORS AND INVESTMENTS
Foreign. See Foreign Investors (this index)
Securities regs. See Securities Regulations (this index)
Stock and shareholders. See Corporations (this index)

J

JARGON
Table of abbreviations, **1:2**

JOINT AND SEVERAL LIABILITY
See also Indemnity and Contribution (this index)
CERCLA, **4A:58, 4A:63 to 4A:71**
Hazardous conditions on land, landowner's responsibility for cleanup, **8:50**
Purchase and sale of realty, **9:36**
Toxic torts, **7:40 to 7:47**

JUDICIAL REVIEW
Air pollution penalties, **3:93**
CERCLA. See CERCLA (this index)

JURISDICTION
CERCLA liability, **4A:135**
Cleanup liability beyond the US, **12:31**
Foreign investors, qualification to do business in state jurisdictions, **12:22**

K

KNOWING EMPLOYER DEFENSE
Toxic torts, **7:33**

"KNOWING ENDANGERMENT"
Hazardous Waste Management (this index)

L

LANDLORD AND TENANT
Generally, **15:1 to 15:26**
Abandonment, lease provision, **15:25**
Air pollution, indoor, **15:12**
Allocating environmental duties, **15:21**
Common law duties, **15:7 to 15:12**
Disclosure provisions in lease, **15:14 to 15:16**
Hazardous conditions liability, **15:10**
Indemnification/liability provisions, **15:22**
Indoor air pollution, **15:12**
Lease provisions, **15:13 to 15:26**
Liable parties, as, **15:2 to 15:6**

LANDLORD AND TENANT—Cont'd
Management practices, **15:26**
Notice of tenant's activities, **15:15**
Owners, operators, possessors or persons in charge, **15:2 to 15:6**
Pre-transfer disclosure duties, **15:17**
Rent adjustment, **15:24**
Revisions and new indemnification/liability provisions, **15:22**
Special lease transactions affecting liability, **15:6**
Subleases, **15:5**
Terms of lease affected by environmental issues, **15:23**
Tort liability, **15:9 to 15:11**
Unilateral termination, lease provision, **15:25**
Use restrictions, **15:8, 15:18**
Valuation of lease, **15:24**
Waste, **15:11**

LATENT CONTAMINATION
Disclosure duty, **9:24**

LEAD PAINT
Owner's liability to perform cleanup, **8:65, 8:67**

LEASES
Brownfields "redevelopment" arrangements, **10:30 to 10:32**
Landlord and tenant, generally, **15:13 to 15:26**

LEGISLATION
States and state law, activity-specific provisions and other direct legislation solutions, **6:53**

LENDER LIABILITY
Generally, **10:1 to 10:66**
Additional security, **10:46**
"Alternative" liens, cleanup costs, **10:25 to 10:27**
Appraisal, investigating site, **10:42**
Bonds, contaminated lands financing, **10:61**
Cleanup, right to require, **10:53**
Cleanup cost liens
Generally, **10:23 to 10:27**
"Alternative" liens, **10:25 to 10:27**
Government lien priority, **10:26**
Priority, **10:24 to 10:27**
Superliens, priority, **10:27**
Collateral value, environmental laws affecting, **10:22**
Conditions of debtor performance, adding, **10:48**
Contaminated lands financing
Generally, **10:56 to 10:61**
Bonds, **10:61**
Federal programs, **10:56 to 10:61**
Grants in aid, **10:58**
Loans and guarantees, federal, **10:59**
Nonprofit organizations, **10:64**

LENDER LIABILITY—Cont'd
Contaminated lands financing—Cont'd
Special conveyances, **10:60**
State programs, **10:62, 10:63**
Covenants
Cleanup, right to require, **10:53**
Entry right, **10:52**
Impounds, **10:55**
Indemnity agreement, **10:54**
Limited use of property, **10:51**
Notice of impairment, **10:50**
Debtor not in default, **10:3 et seq.**
Default by debtor
Generally, **10:10.3 to 10:16**
Before foreclosure, **10:16**
Foreclosure, **10:10.3 to 10:15**
Due diligence, **10:19**
Entry to inspect, **10:52**
Exemption. Secured creditor exemption, infra
Federal programs, buying contaminated lands, **10:56 to 10:61**
Financial condition, debtor or guarantor, **10:21**
Financing vehicle, generally, **10:29 to 10:40**
Foreclosure
Generally, **10:10.3 to 10:15**
Alternative financing transactions, alternative to foreclosure, **10:31.1**
Environmental laws affecting, **10:28**
Final rules, **10:13**
1966 revisions, **10:14**
Government lenders and guarantors, **10:10.2, 10:26**
Grants in aid, contaminated lands purchase, **10:58**
Guarantor's financial condition, **10:21**
Impounds, **10:55**
Investigating site
Generally, **10:19, 10:41 to 10:44**
Appraisal, **10:42**
Foreclosure proceedings, **10:44**
Joint ventures, **10:33**
Pre-funding investigation, **10:43**
Valuation, **10:42**
Joint ventures, **10:33**
Lease financing, "redevelopment" arrangements, **10:30 to 10:32**
Liens. Cleanup cost liens, supra
Monitoring, **10:66**
Notice of condition of property, **10:50**
"Owner," lender as, generally, **10:2**
Pre-funding investigation, **10:43**
Priority, cleanup cost liens, **10:24 to 10:27**
"Redevelopment" arrangements, **10:30 to 10:32**
Revising transaction, **10:47**
Right of entry to inspect, **10:52**

LENDER LIABILITY—Cont'd
Secured creditor exemption
Generally, **10:4 to 10:9**
Administrative rulings, **10:9**
Case law, **10:7**
CERCLA PRPs, **4A:33**
"Final rule," **10:8**
Government lenders, loan guarantors and loan purchasers, **10:10.2**
Limitations, generally, **10:5 et seq.**
Modern status of rule, **10:17**
1966 revisions, **10:9**
Personal and tangible property as security, **10:10.1**
Purpose of lender's interest, **10:10**
Servicing loans, practices, **10:65**
Site investigation. Investigating site, supra
Special conveyances, contaminated lands purchase, **10:60**
Substituting security, **10:46**
Superliens, priority, **10:27**
Testing, **10:66**
Valuation
Environmental laws affecting, **10:22**
Investigating site, **10:42**

LIABILITY
See Strict Liability (this index)
Cleanup and cost recovery. See Cleanup and Cost Recovery (this index)
Corporate stockholders, parent corporations and other beneficial owners. See Corporations (this index)
Joint and several. See Joint and Several Liability (this index)
Stakeholder's liability, real estate brokers and agents, **11:20**

LICENSING PROFESSIONALS
Real estate brokers and agents, **11:18, 11:31**

LIENS
Bankruptcy priorities, **20:53 to 20:56**
Brownfields, **4A:90**
CERCLA, **4A:88, 4A:89**
Natural resources, **4A:90**
Real estate brokers and agents, **11:21**
States and state law, **6:15 to 6:25**
Superliens
Lender liability, **10:27**
States and state law, **6:15 to 6:25**
Tribal lands, **4A:90**

LIMITATION OF ACTIONS
CERCLA, liability for past contamination, **4A:122, 4A:123**
Toxic torts, **7:27**

LIQUIDATION OR DISSOLUTION
Corporate dissolution. See Dissolution of Corporation (this index)

LISTING OF SITE
CERCLA, **4A:5 to 4A:9**

LOANS
Lender liability. See Lender Liability (this index)
Securities regulations, **13:19**

M

"MAJOR" SOURCES
Air emissions permits, **3:39, 3:40**

MANAGEMENT
Real estate brokers and agents, management of property, **11:17.1**
Realty and Business Deal Litigation (this index)

MANDATORY CLEANUP
Hazardous condition on land, responsibility of landowner, **8:50**

MANDATORY DISCLOSURE
Purchase and sale of realty, **9:27**

MARKET SHARE
Toxic torts, apportioning liability, **7:45**

MERGER OR CONSOLIDATION
Successors, corporate and individual, Stock purchases, mergers and consolidations, **14:17**

MISREPRESENTATION
Purchase and sale of realty, **9:34**
Toxic torts, **7:21**

MITIGATION OF POTENTIAL LIABILITY
See also Realty and Business Deal Mitigation (this index)

MONEY PAYMENTS, DEDUCTION TIMING
Tax aspects, **17:11**

MONITORING
See Testing and Monitoring (this index)

MORTGAGE SECURING PERFORMANCE
Purchase and sale of realty, **9:87**

MULTIPLE PARTIES DEFENDANT
Toxic torts, **7:40 to 7:47**

MUNICIPAL SEWERS
CERCLA, **4A:22**

N

NATIONAL CONTINGENCY PLAN (NCP)
CERCLA, **4A:3, 4A:121**
Expanded role, **4A:4**

NATIONAL CONTINGENCY PLAN (NCP) —Cont'd
Listing, value and effect of, **4A:8**
Listing sites for action under other federal laws, **4A:7**
Other federal laws, listing sites for action, **4A:7**
Priority sites, **4A:6**
Value and effect of listing, **4A:8**
Water pollution spill removal, **2:76**

NATIONAL EMISSION STANDARDS FOR HAZARDOUS AIR POLLUTANTS (NESHAPS)
Air pollution, **3:20 to 3:25**

NATIONAL PRIORITIES LIST (NPL)
CERCLA, **4A:5**

NATIONWIDE PERMITS
Dredge and fill, **2:28**

NATIONWIDE PROCESS SERVICE
CERCLA, **4A:139**

NATURAL RESOURCE ACTIONS
Special defenses in, **4A:53**

NATURAL RESOURCES DAMAGES
CERCLA. See CERCLA (this index)

NATURAL RESOURCES DAMAGES REOPENERS
Realty and business deal mitigation, **20:65**

NAVIGABLE WATERS AND NAVIGABILITY
Dredge and fill permits, **2:22 to 2:32**

NEGLIGENCE THEORIES
Toxic torts, **7:4 to 7:6**

NEW INVESTORS
Securities regulations, **13:16**

"NEW" POINT SOURCES
Facilities under construction, **2:11**
Water pollution, **2:10, 2:11**

NEW SOURCE PERFORMANCE STANDARDS (NSPS)
Generally, **3:15 to 3:19**
Emission limit setting air pollution limits, **3:18**
Industry categories, identification of, **3:17**
Later-adopted standards, **3:19**

NONDISCLOSURE OF MATERIAL FACTS
Toxic torts, **7:21**

NON-LITIGATION MATTERS, DISCLOSURE
Securities regulations, **13:13**

NONPOINT SOURCE CONTROL
Water pollution. See Water Pollution (this index)

NOTICE OF CONDITION OF PROPERTY
Corporation's liability in case of knowledge of harmful conditions, **14:12**
Lender liability, **10:50**

NOTICE OF TENANT'S ACTIVITIES
Landlord and tenant, **15:15**

NOVATION
Realty and business deal mitigation, **19:4 to 19:8**

NUISANCE
Contaminated property owners' liability for public nuisance, **8:32**
Toxic torts
Generally, **7:11 to 7:14**
Coming to the nuisance defense, **7:36**
Contamination liability, application of public and private nuisance law, **7:14**
''Ordinary'' nuisance, **7:11 to 7:14**
Public nuisance, **7:13**

O

OBSTACLES TO PROOF
Toxic torts, **7:38**

OBVIOUSNESS OF CONDITION
Purchase and sale of realty, **9:24**

OFFENSIVE COLLATERAL ESTOPPEL
Toxic torts, **7:47**

OFFSETS
Air pollution attainment program, **3:12**

"OFFSHORE" INVESTING
Foreign investors, **12:21**

ON-SITE TREATMENT PREFERENCE
CERCLA, **4A:107**

OPERATOR LIABILITY
See Owner or Operator Liability (this index)

OPTIONS
Purchase and sale of realty
''Owner,'' option holder as, **9:6**
Repurchase on covenant breach, **9:88**

OPTION TO TERMINATE
Realty and business deal mitigation, **19:28**

ORDERS
Air pollution, **3:77, 3:85**
CERCLA. See CERCLA (this index)
Compliance schedule with enforcement order, **3:87**
Imminent hazard orders. See CERCLA (this index)
Judicial review, **4A:136**

ORDERS—Cont'd
Opportunity to confer in connection with enforcement order, **3:86**
Purchase and sale of realty, consent, cleanup-related, **9:59 to 9:60**
Water pollution, **2:62**

ORDINANCES
States and state law, realty disclosure requirements, **6:47**

"ORDINARY" NUISANCE
Toxic torts, **7:11 to 7:14**

"ORDINARY USE" EXEMPTION
CERCLA, **4A:21**

OSHA
Emergencies. See Emergency Planning and Disclosure (this index)

OSHA'S RIGHT-TO-KNOW STANDARD
See Emergency Planning and Disclosure (this index)

OWNER OR OPERATOR LIABILITY
CERCLA, **4A:30 to 4A:41**
Common law definition of ''owner'' and ''possessor,'' **8:4**
Construction work and contractors, **16:19**
Contractor as ''possessor,'' **16:19**
Corporations. See Corporations (this index)
Criminal liability of owner, **8:8**
Emergency planning and disclosure, **5:16**
Environmental concerns of owners. See Ownership Concerns (this index)
Landlord and tenant, **15:2 to 15:6**
Lender liability, **10:2 to 10:19**
Limitation on liability, **4A:33**
Operator
CERCLA, ''operator'' under, **4A:30 to 4A:41**
Characteristics of operator, **4A:31**
Landowner as ''operator,'' **8:17**
Possessors. See lines throughout this heading
PRP, **4A:30**
Purchase and sale of realty, **9:3 to 9:18**
Real estate brokers and agents, **11:12**

OWNERSHIP CONCERNS
Generally, **8:1 to 8:88**
Abandoned property, equipment or hazardous materials, **8:9 to 8:14**
Actions causing or affecting contamination, duty of prevention, **8:33**
Adjoining landowners, liability of owner of contaminated property for damage to, **8:29**
Apportioning responsibility/liability and contribution, **8:60 to 8:67**
Asbestos cleanup, **8:65 to 8:67**
Attributes, documentary objectives, **21:8**

OWNERSHIP CONCERNS—Cont'd
Bona-fide prospective purchaser (or other) exception, **8:6**
CERCLA's natural resource damage liability provisions, contaminated property, **8:34 to 8:40**
Civil penalties, contaminated land, **8:80 to 8:88, 8:81**
Cleanup of hazardous conditions on land, responsibility for
Generally, **8:47 to 8:54**
Damages other than cleanup costs of contaminated property, potential for, infra
Commercial factors, effect on CERCLA liability based on present/past ownership, **8:16**
Common law, abandonment of personalty and fixtures, **8:12**
Concept of ownership for purposes of liability, **8:2 to 8:17**
Constitutional torts, **8:78**
Contaminated property, generally, **8:23, 8:27 to 8:88**
Criminal liabilities, contaminated land, **8:8, 8:87**
Damages other than cleanup costs of contaminated property, potential for
Generally, **8:28 to 8:40**
Adjoining landowners, **8:29**
CERCLA's natural resource damage liability provisions, **8:34 to 8:40**
Public nuisance, **8:32**
Defenses, contamination-based penalties, **8:83**
Definition of ''owner'' and ''possessor,'' **8:4**
Definition of terms under environmental statutes, **8:5**
Delay penalties, **8:88**
Duty of prevention, actions causing or affecting contamination, **8:33**
Extent of allocation of liability based solely on present/past ownership, **8:15**
Financial liability, **8:15, 8:16**
Fixtures, abandoned, **8:11, 8:13**
Government, entry rights of, **8:24**
Government landowners, contaminated property, **8:68 to 8:79**
Hazardous condition of property, generally, **8:41 to 8:67**
Insurance, **8:26**
Investigations
Hazardous conditions on land, duty to investigate, **8:44**
Site investigations, **8:20 to 8:22**
Joint and several liability, cleanup responsibility, **8:50**
Judicial construction of liabilities and defenses of government acquiring property, **8:73**
Knowledge of landowner, **8:87**
Lead paint cleanup, **8:65, 8:67**

OWNERSHIP CONCERNS—Cont'd
Limitations of environmental nature as affecting landowners' rights, **8:18 to 8:26**
Mandatory cleanup, **8:50**
Mitigation of damages caused by contamination, **8:23**
Municipal sewer systems, special provisions, **8:72**
Neighbors and exposed persons, liability of owner of contaminated property for damage to, **8:29**
Nonparticipation in creation of condition, **8:86**
Nuisance, contaminated property as, **8:32**
''Operator,'' landowner as, **8:17**
Overview, **8:1**
Ozone depletion, basis of liability, **8:31**
Parties to actions. See lines throughout this heading
Penalties, **8:80 to 8:88**
''Person in charge,'' landowner as, **8:7**
Post-violation remediation, **8:84**
Prevention of actions causing or affecting contamination, **8:33**
Radon cleanup, **8:65, 8:67**
Reporting as self-incrimination, **8:85**
Reporting hazardous condition of property, **8:41 to 8:46**
Sale price, effect on CERCLA liability based on present/past ownership, **8:16**
Self-incrimination reporting, **8:85**
Settlement with innocent landowners and other de minimis contributors, **8:59**
Special protections for certain government land and resources, **8:79**
Third party's acts
Defense, **8:58**
Minimizing environmental harm caused by, **8:25**
Value addition, effect on CERCLA liability based on present/past ownership, **8:16**
Voluntary cleanup, **8:48**

OZONE-DEPLETING CHEMICALS
Generally, **3:29**
Greenhouse gases and climate change, **3:31**
Stratospheric ozone layer, protection of, **3:30**

OZONE DEPLETION
Basis of liability, **8:31**

P

PARTIES
Water pollution enforcement, **2:62**

PARTIES TO ACTIONS
Intervention, CERCLA appeal, **4A:138**
Owners. See Ownership Concerns (this index)

PARTNERS AND PARTNERSHIP
Brownfields redevelopment, purchase and sale of realty, **9:65**
Corporate and individual liability, **14:31**
Successor liability, corporate and individual successors, **14:23**

PASS-THROUGH
Water pollution, indirect discharge, **2:15**

PATOIS
Table of abbreviations, **1:2**

PENALTIES
See Fines and Penalties (this index)

PERMITS
Air pollutant emissions. See Air Pollution (this index)
Constitutionality, **16:17**
Construction work and contractors, **16:12, 16:52**
Purchase and sale of realty, **9:54**
State and federal permit approval, integrating, **6:52**
Water pollution. See Water Pollution (this index)

PERMITTED RELEASES
CERCLA defenses, **4A:20**

PER SE NEGLIGENCE
Toxic torts, **7:5, 7:6**

PERSONALTY, SALES INVOLVING
Purchase and sale of realty, **9:73**

"PERSON IN CHARGE" DEFINED
Ownership concerns, **8:7**

PESTICIDES
CERCLA, **4A:20**

"PETROLEUM EXCLUSION" DEFINED
CERCLA, **4A:24**

"PIERCING THE CORPORATE VEIL"
Derivative liability and "operator" liability, **14:5**

POINT SOURCE PERMITS
Water pollution, **2:10 to 2:12**

"POLLUTANTS" DEFINED
CERCLA, **4A:25**

"POLLUTERS PAY"
CERCLA, **4A:12**

POLLUTION CONTROL EXPENSE
Tax aspects, **17:9**

POLYCHLORINATED BIPHENYLS (PCBS)
CERCLA, **App. 4-2**

"POSSESSOR," CONTRACTOR AS
Construction work and contractors, **16:19**

POSSESSOR LIABILITY
See Owner or Operator Liability (this index)

POSSESSOR OF PROPERTY
Environmental concerns of property owners, definition of "possessor," **8:4**

POST-FORMATION LIABILITY
Securities regulations, **13:15 to 13:19**

POST-TRANSACTION LIABILITY
Purchase and sale of realty, seller's post-transaction liability, **9:8 et seq.**
Realty and business deal mitigation, reduction of liability, **20:1 et seq.**

POTENTIALLY RESPONSIBLE PARTIES (PRPS)
Bankruptcy trustee, **20:52**
CERCLA. See CERCLA (this index)
Water pollution, reporting, **2:73**

POTENTIAL PURCHASERS, SETTLEMENT
Purchase and sale of realty, **9:50**

PRECLUSION
CERCLA cleanups, preclusion of other claims, **4A:71**

PREEMPTION, FEDERAL
Emergency planning and disclosure, OSHA, **5:8**
Toxic torts, **7:34**

"PRE-ENFORCEMENT REVIEW" RESTRICTIONS
CERCLA, **4A:52**

PRE-FUNDING INVESTIGATION
Lender liability, **10:43**

PRE-TRANSFER DISCLOSURE DUTIES
Landlord and tenant, **15:17**

PRE-TRANSFER REALTY CLEANUP AND DISCLOSURE
Local ordinances, **6:47**
States and state law, **6:25 to 6:48**

PRETREATMENT STANDARDS
Water pollution, **2:14**

PRICE ADJUSTMENTS
Purchase and sale of realty, **9:78**

PRIORITY OF PAYMENT
Bankruptcy claims, **20:53 to 20:56**
Cleanup liens, **10:24 to 10:27**

PRIVATE NUISANCE
Toxic torts, **7:14**

PRIVATE OPERATIONS
CERCLA, **4A:12 to 4A:15, 4A:99**
Emergency planning and disclosure, **5:18 to 5:21**

PRIVATE REMEDY
Cleanup and cost recovery, availability of private remedy to landowner, **8:53**

PRIVILEGED INFORMATION
See Confidential or Privileged Information (this index)

PROCESS SERVICE
CERCLA proceedings, **4A:139**

PRODUCTS LIABILITY
Construction work and contractors, **16:49**
Toxic torts, strict liability, **7:9**

PROFIT
Securities regulations, material issues affecting profit, **13:7 to 13:10.1**

PROOF INSUFFICIENT
Toxic torts, **7:37 to 7:39**

PROPERTY DAMAGE
Tax aspects, **17:2 to 17:6**

PROPERTY OWNERS
Generally. See Ownership Concerns; Owner or Operator Liability (this index)
See also more specific headings throughout this index

PROPERTY TAX ASPECTS
Tax aspects, **17:64**

PUBLIC NUISANCE
Contaminated property owners' concerns, **8:32**
Toxic torts, **7:13, 7:14**

PUNITIVE DAMAGES
Toxic torts, **7:10**

PURCHASE AND SALE OF REALTY
Generally, **9:1 to 9:89**
See also Lender Liability; Real Estate Brokers and Agents; Realty and Business Deal Mitigation (this index)
Allocating liability, **9:35, 9:36**
Alternative transactions avoiding ownership, **9:7**
Assessing risk pending sale, **9:62 to 9:65**
Avoiding liability, purpose of sale, **9:7, 9:13 to 9:15**
Bankruptcy foreclosure, **9:74**
Bequests, **9:75**
Brokers. See Real Estate Brokers and Agents (this index)
Brownfields, protecting green fields by using, **9:52**
Brownfields redevelopment, **9:65**
Building materials disclosure, **9:29**
Buyer's duties and concerns, **9:30 to 9:33**
Buyer's liability, **9:4 to 9:6**

PURCHASE AND SALE OF REALTY—Cont'd
Cleanup and costs
Consent orders, **9:59 to 9:60**
Defenses, **9:37 to 9:49**
Direct contractual commitment to cleanup, **9:69**
Exclusions from PRP status, **9:38**
Seller's liability, **9:12**
Common law and disclosure obligations, generally, **9:20 to 9:23**
Condition of property, seller's disclosure, **9:15**
Consent orders, cleanup-related, **9:59 to 9:60**
Contaminated property, transferring for reuse, **9:53**
Contaminated property transfers
Generally, **9:51 to 9:65**
See also Realty and Business Deal Litigation (this index)
Avoidance of contamination liabilities and complications, buyer's interest, **9:30**
Brownfields, protecting green fields by using, **9:52**
Brownfields redevelopment, **9:65**
Cleanup-related consent orders, **9:59 to 9:60**
Consent orders, **9:59 to 9:60**
Deed restrictions, **9:56**
Direct regulation, generally, **9:55 to 9:60**
Environmental risk assessment, **9:63**
Industrial property, generally, **9:55 to 9:60**
Other legislative assistance, **9:66**
Permits, property subject to, **9:54**
Restraints on alienation, **9:57, 9:58**
Statutory requirements, **9:57**
Value issues, **9:51, 9:52**
Continuing liability of seller, **9:19**
Contract requiring disclosure, **9:25**
Contractual allocation, **9:67 to 9:69**
Contractual preservation of claims, **9:70**
Contribution and indemnity, **9:36**
Cost, cleanup, defenses, **9:37 to 9:49**
Covenants
Generally, **9:80 to 9:85**
Deed restrictions, **9:88**
Enforcing against buyer, **9:84 to 9:87**
Long-term covenants, **9:83**
Mortgage securing performance, **9:87**
Option to repurchase on breach, **9:88**
Retention of ownership interest, **9:86**
"Current" owner, seller's liability, **9:16**
Deed restrictions, **9:56, 9:88**
Defenses
Generally, **9:37 to 9:49**
Innocent landowner, **9:43 to 9:44**
Innocent purchaser, **9:42**
Liquidated damages, **9:49, 9:50**

PURCHASE AND SALE OF REALTY—Cont'd
Defenses—Cont'd
Settlement, **9:49, 9:50**
Third party defense, **9:41, 9:43**
De micromis settlement authority, **9:49**
De minimis parties, settlement, **9:46 to 9:48**
Direct contractual commitment to cleanup, **9:69**
Disclosure by seller
Generally, **9:15, 9:20 to 9:28**
Building materials, **9:29**
Common law duties, **9:20 to 9:23**
Contract provisions, **9:25**
Duties of seller, generally, **9:20 et seq.**
Implied statutory duty, **9:28**
Knowledge of seller, **9:23**
Mandatory disclosure, **9:27**
Materiality, **9:22**
Obviousness of condition, **9:24**
Pre-transfer disclosure, **6:26 to 6:48**
Radon, **9:29**
States and state law, **6:26 to 6:48**
Statutory duties, **9:26 to 9:27**
Disclosures, **9:82**
Estate sales, **9:74**
Estates of decedents, **9:74, 9:75**
Exclusions from PRP status, cleanup and costs, **9:38**
Execution sale, bankruptcy, **9:74**
Financing. See Lender Liability (this index)
Fixtures, sales involving, **9:73**
Foreclosure in bankruptcy, **9:74**
''Former'' owner, seller's liability, **9:16**
Former ownership as basis for liability, generally, **9:9**
Fraud, active, **9:34**
Gifts, **9:75**
Green fields, protecting green fields by using Brownfields, **9:52**
Implied warranty, **9:34**
Indemnity and contribution, **9:36**
Innocent landowner
Defense, **9:43 to 9:44**
Settlement of claims against, **9:46**
Innocent purchaser defense, **9:42**
Inquiry by buyer, duty, **9:31 to 9:33**
Insuring title, **9:89**
Intent to avoid liability, seller, **9:13 to 9:15**
Investigation duty, buyer, **9:31 to 9:33**
Joint tortfeasors, contribution and indemnity, **9:36**
Knowledge of seller, **9:23**
Latent contamination, disclosure duty, **9:24**
Lender liability. See Lender Liability (this index)
Lot splits, **9:72**
Mandatory disclosure by seller, **9:27**

PURCHASE AND SALE OF REALTY—Cont'd
Materiality, disclosure by seller, **9:22**
Misrepresentation, active, **9:34**
Mortgage securing performance, **9:87**
Obviousness of condition, **9:24**
Options
''Owner,'' option holder as, **9:6**
Repurchase on covenant breach, **9:88**
Orders, consent, cleanup-related, **9:59 to 9:60**
''Owner,'' purchaser and seller as, **9:3 to 9:18**
Ownership based liability, timing of attachment, **9:5**
Partnership, brownfields redevelopment, **9:65**
Permits, property subject to, **9:54**
Personalty, sales involving, **9:73**
Potential purchasers, settlement, **9:50**
Pre-existing cleanup obligations, **9:81**
Price adjustments, **9:78**
Prior ownership as basis for liability, generally, **9:9**
Purchaser's risk, **9:2**
Radon disclosure by seller, **9:29**
Reassessing contaminated property, **9:79**
Relative fault, contribution and indemnity, **9:36**
Remedies and protections
Generally, **9:76 to 9:89**
Basic prerequisites for protection, **9:76**
Contracts and covenants, **9:80 to 9:85**
Covenants, **9:80 to 9:85**
Disclosures, **9:82**
Environmental opinion letters, **9:90**
Inspection, **9:77**
Pre-existing cleanup obligations, **9:81**
Price adjustments, **9:78**
Reassessment, **9:79**
Sale price, **9:82**
Testing, **9:77**
Title insurance, **9:89**
Value addition, **9:82**
Reuse, encouraging, **9:52**
Risk assessment pending sale, **9:62 to 9:65**
Risk of loss, allocating, **9:35**
Sale price, **9:82**
Seller's liability, **9:8 to 9:18**
Seller's post-transaction liability, **9:8 et seq.**
Settlements
Consent orders, cleanup-related, **9:59 to 9:60**
Innocent or de minimis parties, **9:46 to 9:48**
Potential purchasers and EPA, **9:50**
Severing parcels, **9:72**
States and state law, disclosure, **6:26 to 6:48**
Statutes of limitations, **9:39**
Structuring the transaction, effect, **9:71 to 9:74**
Subdivision of parcel, **9:72**
Tax reassessment, **9:79**

PURCHASE AND SALE OF REALTY—Cont'd
Temporal ownership as basis of purchaser's and seller's liability, **9:3 to 9:49**
Testing, **9:77**
Third parties, contractual allocation of responsibility for claims of, **9:68**
Third party defense, **9:41, 9:43**
Time of sale affecting seller's liability, **9:14**
Title insurance, **9:89**
Tort liability of seller, **9:11**
Transactional liabilities of seller and purchaser, **9:18**
Value addition, **9:82**
Warranty, implied, **9:34**

R

RADON
CERCLA exemption, **4A:21**
Disclosure by seller, **9:29**
Owner's liability to perform cleanup, **8:65, 8:67**

REAL ESTATE BROKERS AND AGENTS
Generally, **11:1 to 11:39**
See also Purchase and Sale of Realty; Realty and Business Deal Mitigation
Accommodation parties' liability, **11:20**
Advice of counsel, **11:35**
Agency principles, generally, **11:3 to 11:6**
Agency relationship, impact on agency relationship and broker's right to commission, **11:16.1**
Appraisal services
Generally, **11:26 to 11:33**
Contamination as affecting value, **11:29**
Environmental issues affecting value, **11:29, 11:30**
Hazardous-substance related litigation or negotiation, **11:30.1**
Licensing, **11:31**
Procedure, **11:28**
Reliance on report, **11:32**
Tax assessment appraisal, **11:33**
Valuation of property, **11:30.1**
Attorneys
Generally, **11:35 to 11:39**
Advice of counsel, liability, **11:35**
Opinion as to liability, **11:36**
Preparation of documents and performance of other services, **11:39**
Privileged communications, **11:38**
Scope of services, **11:37**
Chain of title search, **11:24**
Commission, impact on agency relationship and broker's right to, **11:16.1**
Competency, working outside, **11:11**
Disclosure duties and liability, **11:5, 11:13 et seq.**

REAL ESTATE BROKERS AND AGENTS —Cont'd
Dual agency, undisclosed, **11:6**
Escrow holders' liability, **11:20**
Expertise, working outside, **11:11**
Hazardous-substance related litigation or negotiation, **11:30.1**
Inspection, pre-transfer, **11:15**
Inspection services, **11:34**
Insurance, title, **11:21 to 11:23**
Investigation duty, **11:10**
Knowledge of broker, materiality, **11:9**
Liability, generally, **11:7 et seq.**
Licensing standards, **11:18, 11:31**
Liens, environmental, insurance, **11:21**
Management of property, **11:17.1**
Materiality of information known to broker, **11:9**
Negotiation, valuation of property, **11:30.1**
Operator, liability as, **11:12**
Owner, liability as, **11:12**
Privileged communications, attorneys, **11:38**
Reporting
Attorneys and privileged communications, **11:38**
Pre-transfer inspection, **11:15**
Search of title, **11:24**
Seller's vicarious liability, **11:17**
Stakeholder's liability, **11:20**
Statutory liability bases, **11:13 to 11:16**
Title insurance and insurers, **11:21 to 11:23**
Title search, **11:24**
Trustees' liability, **11:20**
Undisclosed principal, **11:6**
Valuation of property for hazardous-substance related litigation or negotiation, **11:30.1**
Vicarious liability of seller, **11:17**

REALTY AND BUSINESS DEAL MITIGATION
Generally, **18:1 et seq., 19:1 et seq., 20:1 et seq., 21:1 et seq.**
Abandonment, **20:35**
"Absolute" pollution exclusion, **20:10**
Acquisition scope, revision, **19:4 to 19:8**
"As is" clauses, **19:24 to 19:26**
Audits, environmental
Management practices
Generally, **20:16 to 20:30**
Agency approval, **20:29**
Discovery of contamination, basic steps upon, **20:23 to 20:29**
Inclusion of other PRPs in the remedial process, **20:28**
Information gathering, **20:24**
Inspection process, **20:22**

REALTY AND BUSINESS DEAL MITIGATION—Cont'd
Audits, environmental—Cont'd
Management practices—Cont'd
Other environmental liabilities arising out of cleanup, **20:30**
Physical response activities, **20:27**
Response selection, **20:25**
Scope of audit, setting, **20:19**
Warnings to nearby persons, **20:26**
Bankruptcy. See Bankruptcy (this index)
Breach, generally, **19:27 to 19:30**
Brownfields redevelopment, insurance concerns, **20:13**
Business policies and practices, generally, **20:31 to 20:33**
Cleanup and cost, **19:11 to 19:15**
Communication upon discovery of contamination, **20:32**
Consent decree negotiation, **20:64 to 20:65**
Contamination discovery, management practices, generally, **20:23 to 20:29, 20:32**
Corporate dissolution, **20:59**
Cost recovery, **19:10 to 19:15**
Covenants, protective, **19:47**
Covenants related to natural resources, **19:49**
Coverage issues and insureds, **20:4**
Damages, **20:5, 20:6**
Deductibles, **20:7**
Default or termination protection, **19:20 to 19:43**
Discovery of contamination, management practices upon, generally, **20:23 to 20:29, 20:32**
Dissolution of corporation
Generally, **20:59**
Distler case, practical application, **20:62**
Hazardous substance liability cases, primary bases for ignoring corporate dissolution in, **20:60**
Protection, instances in which corporate dissolution may still provide, **20:61**
Distler case, practical application, **20:62**
Documents, Document control, discovery of contamination, **20:32**
Due diligence and AAI
Additional inquiry, **18:16**
Information issues, **18:18**
Inspections, **18:14 to 18:120**
On-line sources, **18:20**
Potential liability risks, **18:15**
Privacy, **18:19**
Timing issues, **18:17**
Duty to defend, **20:7**
Electronic research, **18:20, App. 18-C**
Emergency planning and disclosure
Discovery of contamination, **20:32**

REALTY AND BUSINESS DEAL MITIGATION—Cont'd
Emergency planning and disclosure—Cont'd
Hazard communications standard, generally, **5:1.1**
Environmental compliance upon discovery of contamination, **20:32**
Environmental liability insurance coverage, limitations, **20:8**
EPA "assurances," **19:48**
EPA office sites, **App. 18-A**
EPA organization chart contact information, **App. 18-D**
EPA rule and ASTM standards
Gaps in assessment data, **18:12**
Owner/Occupant interviews (Phase I), **18:11**
Preparation/evaluation of site assessment report, **18:13**
Record review (Phase I), **18:9**
Site assessment, generally, **18:8**
Site reconnaissance (Phase I), **18:10**
Transaction screen, **18:7**
Federal and ASTM voluntary standards
EPA rule and ASTM standards, **18:6 to 8:13**
Federal and state legislation, **18:4**
Industry practices prior to 2005, **18:5**
Inspections, **18:3 to 18:13**
Federal common law standards for apportionment, **19:15**
FOIA, **App. 18-B**
Follow-up and monitoring
Dealing with data, **18:42**
Environmental audits and transactions, **18:43**
Inspections, **18:41 to 18:42**
Phase II, **18:41**
Soil and groundwater sampling, **18:41**
Guaranty, agreements, **19:31 to 19:43**
Hazardous conditions prevention or control, **19:10, 20:32**
Hazardous substance liability cases, primary bases for ignoring corporate dissolution in, **20:60**
Inclusion and trigger, **19:34**
Indemnification, effect on liability, **19:38**
Indemnity agreements, **19:31 to 19:43**
Information issues, official and unofficial sources, **18:18**
Inspections
Due diligence and AAI, **18:14 to 18:20**
Environmental, generally, **20:22**
Federal and ASTM voluntary standards, **18:3 to 18:13**
Follow-up and monitoring, **18:41 to 18:42**
Knowledge factors and indicators, **18:21 to 18:40**
Phase I inspection, **18:42**

REALTY AND BUSINESS DEAL MITIGATION—Cont'd
Insurance against liability, **20:2 to 20:13**
Insurance issues, occurrence, incident and subrogation, **20:12**
Insurance proceeds, use in settlement of CERCLA cases, **20:11**
Internet research, **18:20, App. 18-C**
Keeping contract in force, **19:30**
Knowledge factors and indicators
Assumption of risk, **18:22**
Brownfields programs, **18:31**
Compliance records review, **18:39**
Damages litigation records evaluation, **18:40**
Data collection questionnaires, **18:34**
Department of Defense facilities, **18:29**
Department of Energy sites, **18:30**
Department of Transportation information, **18:36**
Enforcement actions, **18:33**
Enforcement proceedings and damages litigation, **18:40**
Federal facilities, regulatory status of target site, **18:28 to 18:30**
Good commercial practice questions, **18:38 to 18:40**
Indirectly involved parties, **18:24**
Inspections, **18:21 to 18:40**
Involved parties and interests, **18:23**
NPL sites, regulatory status, **18:27**
Other federal agency sources, **18:37**
Property and facility management practices, **18:32**
Questionnaires to facilitate data collection, **18:34**
Regulatory status of target site, **18:26 to 18:30**
Securities and Exchange Commission information, **18:35**
Site value, **18:25**
Toxic tort lawsuits, **18:33**
Liability insurance, **20:2 to 20:13**
Liquidation or dissolution. Dissolution of corporation, above
Management practices
Generally, **20:14**
Audits, environmental, above
Business policies and practices, generally, **20:31 to 20:33**
Non-industrial facilities, extending breadth of environmental management to, **20:15**
Natural resources damages reopeners, **20:65**
Non-industrial facilities, extending breadth of environmental management to, **20:15**
Novation, **19:4 to 19:8**
Official and unofficial information sources, **18:18**
Option to terminate, **19:28**

REALTY AND BUSINESS DEAL MITIGATION—Cont'd
Payment obligations, structure of, **19:37**
Policy limits, **20:7**
Pollution coverage, limitations, **20:9**
Potential liability risks from conduct of investigation, **18:15**
Privacy, **18:19**
Protection, instances in which corporate dissolution may still provide, **20:61**
Regulatory rollbacks, **18:2**
Responsible parties, pursuing, **20:63**
Revising transaction, **19:4 to 19:8**
Rights and duties of parties, generally, **19:9 to 19:19**
Settlements, **19:44 to 19:49**
Structuring transaction, **19:1 to 19:49**
Subrogation of claims against the fund, **20:12**
Terminating of deal, **19:20 to 19:43**
Timing issues, **18:17**
Unknown information, **20:66**
Whistleblowers, **20:33**

REASSESSING CONTAMINATED PROPERTY
Purchase and sale of realty, **9:79**

RECORDS AND RECORD-KEEPING
Corporate records, retention and destruction of, **14:51**

RECORDS AND REPORTS
Air pollution records, access and inspection, **3:70, 3:103**
Water pollution, inspection of records, **2:61**

RECOVERING CLEANUP COSTS
See Cleanup and Cost Recovery (this index)

RECYCLED OIL
Hazardous waste management, **4:33**

"REDEVELOPMENT" ARRANGEMENTS
Lender liability, **10:30 to 10:32**

RELATIVE FAULT
Purchase and sale of realty, **9:36**
Toxic torts, **7:29**

RELEASES INTO ENVIRONMENT
See Spill, Release, or Discharge (this index)

REMEDIATION
See Cleanup and Cost Recovery (this index)

REMEDIES AND PROTECTIONS
Construction and development activities, discovery of hazardous substances, remedy selection and justification, **16:31**
Purchase and sale of realty
Generally, **9:76 to 9:89**

REMEDIES AND PROTECTIONS—Cont'd
Purchase and sale of realty—Cont'd
Basic prerequisites for protection, **9:76**
Contracts and covenants, **9:80 to 9:85**
Covenants, **9:80 to 9:85**
Environmental opinion letters, **9:90**
Inspection, **9:77**
Price adjustments, **9:78**
Reassessment, **9:79**
Testing, **9:77**
Title insurance, **9:89**

RENT ADJUSTMENT
Landlord and tenant, **15:24**

"REPORTABLE QUANTITY"
CERCLA definitions, **4A:26**

REPORTING AND DISCLOSURE
Air pollution release, **3:25**
Contractors, **16:27, 16:28**
Emergencies. See Emergency Planning and Disclosure (this index)
Hazardous conditions on land, owner's responsibility, **8:41 to 8:46**
Landlord and tenant, **15:14 to 15:16**
Purchase and sale of realty. See Purchase and Sale of Realty (this index)
Real estate brokers and agents, **11:5, 11:13 et seq.**
Attorneys and privileged communications, **11:38**
Pre-transfer inspection, **11:15**
States and state law, **6:26 to 6:48**
Third parties, **16:28**
Water pollution. See Water Pollution (this index)

RESIDENTIAL LEAD-BASED PAINT HAZARD REDUCTION ACT (RLPHRA)
Disclosure and planning, **5:28**

RES IPSA LOQUITUR
Toxic torts, **7:18**

RESOLVE OR SATISFY REQUIREMENT
Tax aspects, **17:32 to 17:37**

RESOURCE CONSERVATION AND RECOVERY ACT (RCRA)
Hazardous waste. See Hazardous Waste Management (this index)

RESPONSE WORKERS
Exemption, **16:44**

RESPONSIBLE PARTIES, PURSUING
Realty and business deal mitigation, **20:63**

REUSE
Transferring contaminated property, legal mechanisms, **9:53**

REUSE—Cont'd
Valuation issues, protecting green fields by reusing "brownfields," **9:52**

REVISING TRANSACTION
See Transactions, Adjusting (this index)

REWARDS OR BOUNTY
Air pollution enforcement, **3:84**

RIGHT OF ENTRY
CERCLA, EPA investigation, **4A:104**
Lender liability, **10:52**

RIGHT TO KNOW
See Emergency Planning and Disclosure (this index)

RISK ASSESSMENT
Purchase and sale of realty, **9:35, 9:62 to 9:65**
Securities regulations, **13:7 to 13:10.1, 13:18**

S

SAFETY OF WORKERS
Construction work and contractors, hazardous substances, **16:36**

SALES OF REALTY
See Purchase and Sale of Realty (this index)

SAMPLE PROVISIONS
Forms, **21:1 to 21:8**

SARBANES-OXLEY ACT
Securities regulations, **13:10.1**

SCHEDULES FOR CLEANUP
CERCLA, **4A:112**

SEARCH OF TITLE
Real estate brokers and agents, **11:24**

SEC INTERPRETATIONS, ENVIRONMENTAL LIABILITY DISCLOSURE
Securities regulations, **13:5 to 13:7**

SECURED CREDITOR EXEMPTION
See Lender Liability (this index)

SECURITIES REGULATIONS
Generally, **13:1 to 13:25**
See also Foreign Investors (this index)
Assessment, post-formation liability, **13:18**
Audit letters, disclosures in, **13:11 to 13:13**
Diligence of investor, **13:24**
Disclosing environmental liabilities and risks, **13:2 to 13:14**
Disclosure vs. availability, **13:25**
"Incidental to the issuer's business," **13:6**
Investigations, syndicates, **13:21, 13:23**
Loans by investors, **13:19**

SECURITIES REGULATIONS—Cont'd
Loss contingency, audit letters, **13:12**
Material issues affecting profit, disclosure, **13:7 to 13:10.1**
New investors, **13:16**
Non-litigation matters, disclosure, **13:13**
Post-formation liability, **13:15 to 13:19**
Procedure, disclosure to syndicates, **13:22**
Profit, material issues affecting, **13:7 to 13:10.1**
Risk, material issues affecting, **13:7 to 13:10.1**
Sarbanes-Oxley Act and statutory adjustment, **13:10.1**
SEC interpretations, environmental liability disclosure, **13:5 to 13:7**
Syndicated investment programs
Generally, **13:20 to 13:25**
Diligence of investor, **13:24**
Disclosure mechanics, **13:22**
Disclosure vs. availability, **13:25**
Investigation by user, **13:21**
Timing of investigation, **13:23**

SERVICE OF PROCESS
CERCLA proceedings, **4A:139**

SETTLEMENTS
Claims under CERCLA. See CERCLA (this index)
Purchase and sale of realty
Consent orders, cleanup-related, **9:59 to 9:60**
Innocent or de minimis parties, **9:46 to 9:48**
Potential purchasers and EPA, **9:50**
Realty and business deal mitigation, **19:44 to 19:49**

SEVERANCE OF REALTY
Purchase and sale of realty, **9:72**

SEWERS AND DRAINS
CERCLA, **4A:22**

SIGNIFICANT DETERIORATION, PREVENTION OF (PSD)
Air pollution, **3:26 to 3:28**

SIP GOALS
Air pollution. See Air Pollution (this index)

SITE INVESTIGATION
Generally. See Investigations (this index)

SOLID WASTE DISPOSAL
Hazardous. See Hazardous Waste Management (this index)

SOLID WASTE DISPOSAL SITE CLOSURE
Tax aspects, **17:63**

SOLID WASTE PRODUCED AT SITE, HAZARDOUS
Construction work and contractors, **16:47**

SOVEREIGN IMMUNITY
CERCLA, contributory negligence, **4A:62**

SPECIAL CONVEYANCES
Lender liability, contaminated lands purchase, **10:60**

SPECIAL LEASE TRANSACTIONS
Landlord and tenant, special lease transactions affecting liability, **15:6**

SPECIAL TAX PROVISIONS
Environmentally detrimental activities, **17:6**

SPILL, RELEASE, OR DISCHARGE
Air pollution
Emergency response, **3:68**
Hazardous, **3:25**
CERCLA. See CERCLA
Construction work and contractors, **16:50**
Cost. See Cleanup and Cost Recovery (this index)
Emergency planning and disclosure, **5:30**
Indemnity and Contribution (this index)
Right-to-know. See Emergency Planning and Disclosure (this index)
Water pollution. See Water Pollution (this index)

SPILL PREVENTION CONTROL AND COUNTERMEASURE (SPCC) PLANS
Water pollution, **2:77**

STAKEHOLDER'S LIABILITY
Real estate brokers and agents, **11:20**

STATEMENTS
Environmental impact. See Environmental Impact Statements (this index)

STATE OF THE ART DEFENSE
Toxic torts, **7:32**

STATES AND STATE LAW
Generally, **6:1 et seq.**
Activity-specific provisions and other direct legislation solutions, **6:53**
Air pollution, **3:2 to 3:4, 3:33 to 3:35, 3:88**
Arkansas, cleanup lien law, **6:22**
California
Direct remedial liability, **6:4 to 6:6**
Disclosure in realty transfers, **6:41**
CERCLA, **4A:82, 4A:98**
"CERCLA-type" laws, **6:7 to 6:14**
Connecticut
"CERCLA-type" laws, **6:9**
Disclosure in realty transfers, **6:34 to 6:36**
Superlien law, **6:16**
Deed restrictions, **6:40 to 6:48**

STATES AND STATE LAW—Cont'd
Direct remedial liability, California's Environmental Responsibility Acceptance Act, **6:4 to 6:6**
Disclosure in realty transfers, **6:26 to 6:48**
Emergency planning and disclosure, preemption, **5:8**
Foreign investors, **12:22**
Forfeiture laws, **6:22**
Illinois, disclosure in realty transfers, **6:45**
Indiana, realty transfer requirements, **6:37 to 6:39**
Legislation, activity-specific provisions and other direct legislation solutions, **6:53**
Lien laws, **6:15 to 6:25**
Local ordinances, **6:47**
Massachusetts, superlien law, **6:17**
Minnesota, disclosure in realty transfers, **6:44**
Montana, ''CERCLA-type'' laws, **6:10**
New Hampshire, superlien law, **6:19**
New Jersey
Environmental Cleanup Responsibility Act (ISRA), **6:28 to 6:33**
Superlien law, **6:18**
Ohio
Cleanup lien law, **6:13**
Superlien law, **6:20**
Ordinances, local, **6:47**
Oregon
Cleanup lien law, **6:12**
Disclosure in realty transfers, **6:46**
''Superfund Law,'' primary liabilities, **6:12**
Superlien law, **6:21**
Pennsylvania, disclosure in realty transfers, **6:43**
Permit approvals, integrating state and federal, **6:52**
Pre-transfer realty cleanup and disclosure, **6:26 to 6:48**
PRP liability, **6:8**
Sales of realty, disclosure, **6:26 to 6:48**
Superlien laws, **6:15 to 6:25**
Tennessee, cleanup lien law, **6:23**
Texas
Cleanup lien law, **6:24**
Solid Waste Disposal Act, **6:14**
Transactional standards, **6:48**
Action specific provisions and direct legislation, **6:53**
Adjustments, **6:48**
Federal water law, **6:51**
Other liabilities from cleanup, **6:50**
Water pollution, **2:43**
West Virginia, disclosure in realty transfers, **6:42**

STATUTE OF LIMITATIONS
CERCLA, **4A:64**

STATUTES OF LIMITATION
CERCLA, liability for past contamination, **4A:65, 4A:122, 4A:123**
Toxic torts, **7:27**

STOCK AND SHAREHOLDERS
See Corporations (this index)

STOPPING WORK
Construction work, hazardous substances discovery, **16:26**

STORAGE
Hazardous waste. See Hazardous Waste Management (this index)

STORMWATER
Construction work, **16:10**

STORMWATER AND STORMWATER DISCHARGES
Exceptions to stormwater permits requirements, **2:19**
Permits, requirements for, **2:19**
Relevance to transactions, **2:18**
Water pollution, permits, **2:17 to 2:19**

STRICT LIABILITY
CERCLA, **4A:57**
Toxic torts, **7:7 to 7:10**
Water pollution, **2:47, 2:51**

SUBPOENAS
Air pollution enforcement, **3:83**

SUBSTITUTING SECURITY
Lender liability, **10:46**

SUCCESSORS
See Corporations (this index)

SULFUR DIOXIDE (SO2)
Acid rain, air pollution, **3:32**
Air pollution (NAAQS), **3:42**

SUPERFUND CLAIMS
Generally, **4A:11, 4A:128**
See also CERCLA (this index)
''CERCLA-type'' laws, **6:7 to 6:14**
Reimbursement, **4A:129**

"SUPERFUND LAW"
Oregon's superfund law, liability for environmental issues, **6:12**

SUPERLIENS
Lender liability, **10:27**
States and state law, **6:15 to 6:25**

SYNDICATES
See Securities Regulations (this index)

T

TABLES AND GRAPHS
Abbreviations, **1:2**

TAX ASPECTS
Generally, **17:1 to 17:74**
Abandonment, **17:5**
Brownfields redevelopment activities, **17:65**
Casualty losses, **17:3**
CERCLA settlements
Generally, **17:13, 17:17 to 17:62**
Checklist, settlement fund requirements, **17:56**
Contested liabilities, funding, **17:58 to 17:62**
Designated settlement funds (DDSs), **17:21 et seq.**
Qualified payments, **17:45 to 17:55**
Qualified settlement funds (QSFs), **17:21 et seq.**
Resolve or satisfy requirement, **17:32 to 17:37**
Checklist, CERCLA settlement fund requirements, **17:56**
Cleanup costs deductibility, **17:7 to 17:16, 17:16**
Contested liabilities, funding, **17:58 to 17:62**
Contractor costs, cleanup, **17:14**
Conversion, involuntary, **17:4**
Costs of action, **17:8**
Deductions, **17:2 to 17:16**
''Economic performance'' and deductions, **17:10**
Fines, deductibility, **17:16**
Foreign investors, **12:27**
Income tax aspects. See lines throughout this heading
Insurance proceeds taxation
Generally, **17:66**
Allocation of recovery, **17:71**
Damages, **17:68**
Deemed distributions, **17:72**
Payor, recipient, and conduit, **17:70**
QSF regulation insurance provisions, **17:73**
Reimbursement, **17:69**
Tax benefit rule, **17:67**
Investigation costs, **17:7 et seq.**
Involuntary conversion losses, **17:4**
Losses, **17:2 to 17:6**
Money payments, deduction timing, **17:11**
Penalties, deductibility, **17:16**
Pollution control expense, **17:9**
Property damage, **17:2 to 17:6**
Property tax aspects, **17:64**
Qualified payments, CERCLA settlements, **17:45 to 17:55**
Qualified settlement funds (QSFs), **17:21 et seq.**
Reassessment of realty, **9:79**
Resolve or satisfy requirement, **17:32 to 17:37**
Services on property, duty, **17:12**

TAX ASPECTS—Cont'd
Solid waste disposal site closure, **17:63**
Special tax provisions affecting environmentally detrimental activities, **17:6**
Tax sale, liability of purchaser, **17:74**
Timing, deductions and ''economic performance,'' **17:10**

TENANTS' RIGHTS
See Landlord and Tenant (this index)

TESTING AND MONITORING
Lender liability, **10:66**
Purchase and sale of realty, **9:77**

TESTS AND TESTING
State responsibilities, **3:34**

THEORIES OF RECOVERY
Toxic torts, **7:2 et seq.**

THIRD PERSONS OR PARTIES
CERCLA
Appeals, intervention, **4A:138**
Defenses, **4A:47, 8:58**
Minimizing environmental harm caused by acts of third parties, **8:25**
Purchase and sale defenses, **9:41, 9:43**
Water pollution, **2:81**

TITLE INSURANCE
Purchase and sale of realty, **9:89**
Real estate brokers and agents, **11:21 to 11:23**

TITLE SEARCH
Real estate brokers and agents, **11:24**

TORT LIABILITY
Landlord and tenant, **15:9 to 15:11**
Purchase and sale of realty, **9:11**
Toxic torts. See Toxic Torts (this index)

TOXIC SUBSTANCES CONTROL ACT (TSCA)
Disclosure and planning, **5:28**

TOXIC TORTS
Generally, **7:1 to 7:47**
Abnormally dangerous activity, strict liability, **7:7 to 7:10**
Affirmative defenses, **7:26 to 7:36**
Alternative liability, multiple parties, **7:42**
Apportioning liability among joint tortfeasors, **7:41 to 7:45**
Assumption of risk, **7:31**
Civil conspiracy, **7:22**
Collateral estoppel, offensive, **7:47**
Coming to the nuisance, **7:36**
Comparative negligence, **7:29**
Compliance with law defense, **7:30**
Concealment, **7:21**

TOXIC TORTS—Cont'd
Concert of action, multiple defendants, **7:43**
Contamination cases, **7:3**
Contamination liability, nuisance theory, **7:14**
Contribution and indemnity, **7:46, 7:47**
Contributory negligence, **7:29**
Declaratory claims, **7:20**
Defenses, **7:26 to 7:36**
Discovery, date of, **7:28**
Dose, proof, **7:39**
Duplicating federal efforts or recoveries, defense, **7:35**
Elements of action, proof, **7:39**
Enterprise liability, **7:44**
Evidence insufficient, **7:37 to 7:39**
Exposure, proof, **7:39**
Failure to prove cause of action, **7:37 to 7:39**
Fraud, **7:21**
Hazardous substances, trespass by or involving, **7:15**
Hazardous waste, **7:7**
Nuisance liability, **7:10**
Trespass liability, **7:15**
Indemnity and contribution, **7:46, 7:47**
Intentional torts, **7:20 to 7:25**
Interference with business or economic relationship, **7:24**
Joint and several liability, **7:41 to 7:45**
Knowing employer defense, **7:33**
Limitation of actions, **7:27**
"Loss of property value," **7:6**
Market share affecting apportionment, **7:45**
Misrepresentation, **7:21**
Multiple parties defendant, **7:40 to 7:47**
Negligence theories, **7:4 to 7:6**
Nondisclosure of material facts, **7:21**
Nuisance
Generally, **7:11 to 7:14**
Coming to the nuisance defense, **7:36**
Contamination liability, application of public and private nuisance law, **7:14**
"Ordinary" nuisance, **7:11 to 7:14**
Public nuisance, **7:13**
Obstacles to proof, **7:38**
Offensive collateral estoppel, **7:47**
"Ordinary" nuisance, **7:11 to 7:14**
Per se negligence, **7:5, 7:6**
Preemption, federal, **7:34**
Product liability, strict liability, **7:9**
Proof insufficient, **7:37 to 7:39**
Public and private nuisance law applied to contamination liability, **7:14**
Public nuisance, **7:13**
Punitive damages, strict liability, **7:10**
Recovery, **7:2 et seq.**

TOXIC TORTS—Cont'd
Relative fault, **7:29**
Res ipsa loquitur, claims based on, **7:18**
Response, proof, **7:39**
State of the art defense, **7:32**
Strict liability
Generally, **7:7 to 7:10**
Abnormally dangerous activity, **7:7 to 7:10**
Product liability, **7:9**
Punitive damages, **7:10**
Theories of recovery, **7:2 et seq.**
Trespass, **7:16**
Trespass on land, **7:23**

TRADE SECRETS
Emergency planning and disclosure, **5:22**
Water pollution, criminal liability, **2:59**

TRANSACTIONAL PROTECTION
See Corporations (this index)

TRANSACTIONS, ADJUSTING
Lender liability, **10:47**
Realty and business deal mitigation, **19:4 to 19:8**

TRANSFERS OF REALTY
See Purchase and Sale of Realty (this index)

TRANSPORTER REQUIREMENTS
Construction work, contractor as "transporter" or "arranger" of waste, **16:34**
Potentially responsible parties (PRPs), cleanup cost liability, **4A:40**

TREATMENT, STORAGE, AND DISPOSAL FACILITIES (TSDFs)
Hazardous waste management, **4:17**
Regulation
Generally, **4:18 to 4:25**
Coal ash management, rule implementation, **4:21**
Existing TSDFs, **4:22**
International movement, commercial purpose, **4:20**
Mandatory treatment, previously disposed wastes, **4:24**
New TSDFs, **4:22**
Operational concerns, **4:25**
Political issues, RCRA permitting, **4:19**
Previously disposed wastes, mandatory treatment, **4:24**
RCRA permitting, political issues, **4:19**
Unclosed TSDFs, **4:23**

TREATMENT, STORAGE, AND DISPOSAL FACILITIES (TSDFS)
Hazardous waste. See Hazardous Waste Management (this index)

TRESPASS
Hazardous substances, trespass by or involving, **7:16**
Toxic torts, **7:15, 7:16**

TRUSTS AND TRUSTEES
Generally, **14:37 to 14:39**
Administrative rulings, **14:41**
Bankruptcy trustee, **20:52**
Beneficiary's liability, **14:40**
EPA's interpretation of liability, **14:41**
Fiduciary's liabilities, **14:38**
Real estate brokers and agents, **11:20**
Trust entity, liability, **14:39**

U

UNDERGROUND STORAGE
Hazardous waste management, **4:34 to 4:37**

UNDERGROUND STORAGE TANKS
Hazardous waste. See Hazardous Waste Management (this index)

UNDISCLOSED PRINCIPAL
Real estate brokers and agents, **11:6**

UNLISTED SITES
CERCLA, **4A:9**

V

VALUE AND VALUATION
Appraisal. See Real Estate Brokers and Agents (this index)
Leases, **15:24**
Lender liability, **10:22, 10:42**
Purchase and sale of contaminated property, **9:51, 9:52**

VARIANCES
Best available technology, **2:36**
Cost-benefit analysis, **2:37**
Water pollution permits, **2:34, 2:34 to 2:35**

VENUE
CERCLA liability, **4A:135**

VICARIOUS LIABILITY
Construction work and contractors, **16:20**
Real estate brokers and agents, **11:17**

VOLUNTARY CLEANUP
Hazardous condition on land, responsibility of landowner, **8:48**

W

WARRANTIES
Corporations, transactional protections, **14:44**
Purchase and sale of realty, **9:34**

WASTE
Landlord and tenant, **15:11**

WASTE DISPOSAL AND MANAGEMENT
Hazardous waste. See Hazardous Waste Management (this index)

WATER AND WATER POLLUTION
Generally, **2:1 to 2:84**
Abatement
Imminent and substantial threat, **2:83**
Pollution, generally, **2:75 to 2:84, 2:83**
Administrative orders, enforcement, generally, **2:51, 2:62**
Administrative penalties, **2:65**
Agreements, interstate, nonpoint source control, **2:43**
Anti-backsliding restrictions, **2:34, 2:38**
Authority, dredge and fill permits, **2:28**
Authority to enforce, **2:48 to 2:59**
Authorized enforcers, **2:49**
Best available technology variances, **2:37**
"Blacklisting" violators, **2:69**
Categorization, effluent limits, **2:8-2:10**
Civil actions
Citizen suits, **2:50**
Enforcement, generally, **2:51, 2:62, 2:66**
Government penalties, **2:66**
Civil penalties, **2:62, 2:84**
Clean Water Act, generally, **2:1 to 2:84**
Condition or limit violations, **2:55**
Contingency plan, national, spill removal, **2:76**
Cost-benefit analysis, **2:37**
Cost recovery
Generally, **2:78 to 2:84**
Defenses, **2:80**
Limits of liability, **2:80**
Standards of liability, **2:82**
Third-party conduct defenses, **2:81**
Criminal liability
Defenses, **2:54**
Dumping violations, **2:57**
False statements, **2:56**
"Knowing endangerment," **2:58**
Limit or condition violations, **2:55**
Negligent acts, **2:55, 2:57**
Penalties, **2:60 to 2:69, 2:62, 2:68**
Scienter, **2:55 to 2:59**
Spill reporting, **2:73**
Trade secret disclosure, **2:55**
CWA implementation, **2:7**
Defenses
Generally, **2:52**
Cost recovery, raising, **2:80**
Criminal liability defenses, **2:54**
Dredge and fill exemptions, Section 404, **2:32**

WATER AND WATER POLLUTION—Cont'd
Defenses—Cont'd
Third-party conduct defenses, **2:81**
Direct discharge permits, **2:5 to 2:12**
Dredge and fill
Compliance monitoring and reporting, **2:31**
Exemptions, Section 404, **2:32**
Fill material, **2:27**
Navigable waters, **2:23**
No net loss of wetlands, **2:29**
Permit authority, **2:28**
Permits, **2:22 to 2:32**
Waters of United States, **2:25, 2:26**
Wetlands mitigation banking, **2:29**
Dumping violations, criminal liability, **2:57**
Emergency enforcement, **2:64**
Endangerment, knowing, **2:58**
Enforcement, generally, **2:45 to 2:84, 2:78 to 2:84**
Exceptions to stormwater permits requirements, **2:19**
Exemptions, dredge and fill, **2:32**
Existing point sources, permits, **2:5 to 2:12**
Facilities under construction, new source performance standards, **2:11**
False statements, criminal liability, **2:56**
Federal grant assistance
Nonpoint source control programs, **2:44**
Federally-assumed enforcement, **2:63**
Financial aid, nonpoint source control programs, **2:44**
Fund, spill removal, **2:75**
Fundamental difference variances, permits, **2:35**
Grants in aid, nonpoint source control programs, **2:44**
Imminent and substantial threat
Abatement, **2:83**
Emergency enforcement, **2:64**
Indirect discharge permits, **2:13 to 2:16**
Individual and entity liability, **2:47**
Inspection of records, **2:61**
Intent, criminal liability, **2:55 to 2:59**
Interference, indirect discharge, **2:15**
Interstate pollution agreements, **2:43**
"Knowing endangerment," criminal liability, **2:58**
Later changes to NSPS, direct discharge permits, **2:11**
Liability, generally, **2:78 to 2:84**
Limit or condition violations, **2:55**
Limits of liability, cost recovery, **2:80**
Management programs, nonpoint source control, **2:42 to 2:44**
Modification of permits, **2:41, 2:42**
Monitoring dredge and fill permit compliance, **2:31**

WATER AND WATER POLLUTION—Cont'd
National contingency plan, spill removal, **2:76**
Nationwide injunctions and environmental transactions, **2:24**
Nationwide permits, dredge and fill, **2:30**
Navigable waters
Dredge and fill permits, **2:22, 2:22 to 2:32**
Fill material, **2:27**
Negligent acts, criminal liability, **2:55, 2:57**
New point sources, **2:11**
Nonpoint source control
Generally, **2:42 to 2:44**
Assessment reports, **2:42**
Federal grant assistance, **2:44**
Grants in aid, **2:44**
Interstate pollution agreements, **2:43**
Management programs, **2:42 to 2:44**
Regulation of nonpoint sources, **2:42**
State management programs, **2:43**
Statutory rights and restrictions on affecting transfer, **2:42**
Orders, enforcement, generally, **2:51, 2:62**
Parties to actions, enforcement, **2:62**
Pass-through, indirect discharge, **2:15**
Penalties
Generally, **2:60, 2:60 to 2:69, 2:84**
"Blacklisting," **2:69**
Civil penalties, **2:60, 2:84**
Dumping violations, **2:57**
False statements, knowing, **2:56**
"Knowing endangerment," **2:58**
Limit or condition violations, **2:55**
Negligent conduct, **2:55, 2:57**
Removal costs, **2:79**
Spills, **2:84**
Trade secret disclosure, **2:59**
Performance standards for existing and new point sources, **2:10**
Permits
Generally, **2:3 to 2:38**
Anti-backsliding restrictions, **2:34, 2:38**
Best available technology variances, **2:36**
Categorization, effluent limits, **2:8-2:10**
Cost-benefit analysis, **2:37**
Direct discharge permits, **2:5 to 2:12**
Dredge and fill permits, **2:22 to 2:32**
Exceptions, **2:19**
Exemptions, Section 404 requirements, **2:32**
Existing point sources, **2:10**
Federal requirements, application, **2:16**
Fundamental difference variances, **2:35**
Indirect discharge permits, **2:13 to 2:16**
Industry categories, **2:10**
Interference, indirect discharge, **2:15**
Later changes to NSPS, **2:11**

WATER AND WATER POLLUTION—Cont'd
Permits—Cont'd
Modification, **2:41**
Nationwide permits, dredge and fill, **2:30, 2:32**
New point sources, **2:10, 2:11**
Pass-through, **2:15**
Performance standards for existing and new point sources, **2:10**
Point source permits, **2:10**
Pretreatment standards, categorical, **2:14**
Revocation, **2:41**
Statutory rights and restrictions on actions affecting transfer, **2:42**
Statutory rights and restrictions on affecting transfer, **2:42**
Stormwater permits, **2:17 to 2:19**
Terms, generally, **2:33**
Toxic control strategies, **2:12**
Transfer, generally, **2:33**
Transfer, modification, or revocation, **2:42**
Transfers, **2:41**
Variances, **2:34 to 2:35**
Water-quality-based limits, **2:12**
Wetlands as navigable waters, **2:29**
Point source permits, **2:10**
Political developments, CWA implementation, **2:7**
Potentially responsible parties, reporting, **2:73**
Pretreatment standards, categorical, **2:14**
Primary liability provisions, **2:53**
Records, inspection, **2:61**
Regulation of nonpoint sources, **2:42**
Removal of spills, **2:75 to 2:84, 2:79**
Reportable spill, **2:72**
Reporting dredge and fill permit compliance, **2:31**
Reporting spills, obligation for, **2:71**
Reports
Criminal liability, spills, **2:73**
Nonpoint source control, **2:42**
Potentially responsible parties, **2:73**
State management program, **2:43**
Whistleblowers and other private actors, **2:74**
Revocation of permits, **2:41, 2:42**
Scienter, **2:55 to 2:59**
Setting effluent limits, **2:9**
Spills
Generally, **2:70 to 2:77**
Coordinating removals, **2:76**
Direct discharge permits, **2:10**
Enforcement, **2:78 to 2:84**
Enforcement and liability, **2:78 to 2:84**
Fund, removal, **2:75**
Liability standards, **2:82**
National contingency plan, **2:76**

WATER AND WATER POLLUTION—Cont'd
Spills—Cont'd
Obligation to report, **2:71**
Overview, **2:70**
Penalties, **2:84**
Prevention Control and Countermeasures Plan, **2:77**
Removal, **2:75 to 2:84, 2:79**
Reportable spill, **2:72**
Standards of liability, **2:82**
State management program, nonpoint source control, **2:43**
Statutory rights and restrictions on affecting transfer, **2:42**
Stormwater permits, **2:17 to 2:19**
Strict liability, **2:51**
Third-party conduct defenses, **2:81**
Toxic control strategies, direct discharge permits, **2:12**
Trade secret disclosure, criminal liability, **2:55, 2:59**
Transfer of permit, **2:41**
Variances, permits, **2:34 to 2:35**
Water-quality-based limits, direct discharge permits, **2:12**
Waters of United States, Dredge and fill permits, **2:22**
Water transfers, **2:20, 2:21**
Wetlands as navigable waters, **2:29**
Wetlands mitigation banking, dredge and fill permits, **2:29**
Whistleblowers and other private actors, **2:74**

WATER POLLUTION
Compliance monitoring and reporting, dredge and fill permits, **2:31**
Liability. See specific lines throughout this heading
New point sources, **2:9**
Permits
Definitions, **2:5**
Scope, **2:4**
Primary responsibilities and liabilities, **2:2**
Recovery of spill removal costs. Cost recovery, supra

WATER TRANSFERS
Generally, **2:20**
Allowance of flow of water from one navigable water to another, **2:20**
Conveyance of water from one navigable water to another, **2:20**
Discharges, transfers, **2:20, 2:21**
Regulation, **2:21**

WETLANDS
Construction work and contractors, **16:8**

WETLANDS AND WETLANDS LAW
Water pollution, **2:29**

WHISTLEBLOWER
Corporations, ''whistleblower'' violations and other potential environmental liability, **14:36**
Realty and business deal mitigation, **20:33**

WHISTLEBLOWER PROTECTION
Protection, hazardous waste management, **4:58**
Water pollution reports, **2:74**

WORKER SAFETY
Construction work and contractors, **16:36**