

# Table of Contents

## CHAPTER 1. NATIONAL ENVIRONMENTAL POLICY ACT: ENVIRONMENTAL IMPACT STATEMENTS

### I. REGULATORY BACKGROUND

- § 1:1 Purpose of National Environmental Policy Act (NEPA)
- § 1:2 Council on Environmental Quality (CEQ); Role of EPA

### II. ENVIRONMENTAL IMPACT STATEMENT (EIS)

#### A. COMPLIANCE WITH EIS REQUIREMENTS

- § 1:3 EIS requirements of NEPA § 102(2)(C)
- § 1:4 Action triggering EIS requirements
- § 1:5 EIS process
- § 1:6 EIS content
- § 1:7 —“Tiering”
- § 1:8 —Analysis of alternatives
- § 1:9 —Scientific analysis
- § 1:10 —Social and cultural analysis
- § 1:11 —Cost-benefit analysis
- § 1:12 —Mitigation analysis
- § 1:13 Generic environmental impact statement
- § 1:14 Agency review and public comment

#### B. EXEMPTIONS FROM EIS REQUIREMENTS

- § 1:15 Conflict with another statute
- § 1:16 Categorical exclusion
- § 1:17 Other exemptions

#### C. STATE EIS REQUIREMENTS

- § 1:18 State environmental policy acts

### III. NEPA ENFORCEMENT

#### A. REMEDIES FOR NONCOMPLIANCE

- § 1:19 Declaratory and injunctive relief; No damages provision
- § 1:20 Preliminary injunction pending compliance

FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 1:21 —NEPA exception to general test for injunctive relief
- § 1:22 Partial injunction
- § 1:23 Permanent injunction
- § 1:24 Attorney's fees

**B. ACTIONS FOR JUDICIAL REVIEW OF NEPA COMPLIANCE**

- § 1:25 Judicial review of federal agency's compliance with NEPA
- § 1:26 District court's jurisdiction
- § 1:27 Article III standing requirements
- § 1:28 —Injury in fact
- § 1:29 —“Zone of interests” requirement
- § 1:30 Organizational standing
- § 1:31 Standard of judicial review
- § 1:32 Evidence outside administrative record
- § 1:33 Sovereign immunity; abstention
- § 1:34 Intervention
- § 1:35 Injunction blocking NEPA process
- § 1:36 Appeal of district court remand

APPENDIX A1:1. Text of the National Environmental Policy Act

# Table of Contents

## **CHAPTER 2. COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION AND LIABILITY ACT**

### **I. REGULATORY BACKGROUND AND DEVELOPMENT OF THE LAW**

- § 2:1 Generally
- § 2:2 Financial responsibility requirements

### **II. GOVERNMENT RESPONSE TRIGGER**

- § 2:3 Release or threat of release defined
- § 2:4 Hazardous substance defined
- § 2:5 —Petroleum exclusion
- § 2:6 —Useful product exclusion
- § 2:7 —Other exclusions
- § 2:8 Facility

### **III. POTENTIALLY LIABLE PARTIES**

- § 2:9 Generally
- § 2:10 Current owner/operator
- § 2:11 —Lessees
- § 2:12 —Lessors
- § 2:13 —Parent corporations and shareholders
- § 2:14 —Successor corporations
- § 2:15 —Corporate officers
- § 2:16 —Joint venturers
- § 2:17 —Trustees
- § 2:18 — —Bankruptcy Trustee
- § 2:19 —Construction contractors
- § 2:20 —Dissolved corporations
- § 2:21 —Recoupment from government
- § 2:22 Owner/operator at time of disposal
- § 2:23 Arrangers of waste disposal or generator liability
- § 2:24 Transporters

### **IV. POTENTIAL LIABILITY OF LENDERS**

- § 2:25 Secured creditor exemption
- § 2:26 EPA regulations interpreting lender liability

## FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 2:27 —Definitions
- § 2:28 —Participation in management
- § 2:29 —Preloan activities
- § 2:30 —Policing the security
- § 2:31 —Loan workouts
- § 2:32 —Foreclosure
- § 2:33 Court application of the EPA regulations
- § 2:34 Asset Conservation, Lender Liability and Deposit Insurance Protection Act of 1996
- § 2:35 State lender liability regulations

### **V. STANDARDS OF LIABILITY**

- § 2:36 Strict liability
- § 2:37 Joint and several liability
- § 2:38 Causation
- § 2:39 Retroactive liability

### **VI. DEFENSES TO LIABILITY**

#### **A. STATUTORY DEFENSES**

- § 2:40 Act of god
- § 2:41 Act of war
- § 2:42 Act of unaffiliated third party
- § 2:43 —Sole cause
- § 2:44 —Contractual relationship
- § 2:45 —Due care
- § 2:46 —Innocent landowner
- § 2:47 Statute of limitations
- § 2:48 Recycling exemption
- § 2:49 De micromis exemption
- § 2:50 Municipal solid waste exemption
- § 2:51 Contiguous properties exemption
- § 2:52 Bona fide prospective purchaser exemption
- § 2:53 Emergency responders

#### **B. EQUITABLE DEFENSES TO LIABILITY**

- § 2:54 Generally
- § 2:55 Unclean hands
- § 2:56 Equitable estoppel
- § 2:57 Additional equitable defenses

### **VII. SITE CLEANUP**

#### **A. EPA INITIATIVES TO ENCOURAGE CLEANUP**

- § 2:58 Generally

## TABLE OF CONTENTS

- § 2:59 Removal of sites from CERCLIS database
- § 2:60 Brownfields pilot projects
- § 2:61 Prospective purchaser agreements
- § 2:62 EPA comfort/status letters
- § 2:63 Voluntary audits
- § 2:64 Compliance incentives for small businesses
- § 2:65 Other EPA regulatory reform initiatives
- § 2:66 EPA's Brownfields internet homepage
- § 2:67 State Brownfields programs

### **B. SITE CLEANUP PROCEDURES**

- § 2:68 Generally
- § 2:69 Access to site—Information
- § 2:70 —Entry
- § 2:71 Removal actions on site
- § 2:72 Remedial actions on site
- § 2:73 —Remedial site evaluation
- § 2:74 —Remedial investigation/feasibility study
- § 2:75 Judicial review of removal or remedial actions
- § 2:76 Section 106 cleanup orders—Injunctions
- § 2:77 —Administrative orders
- § 2:78 —Natural resources cleanup orders by other federal agencies
- § 2:79 Cleanup procedures under Defense Environmental Restoration Program

### **VIII. CLEANUP COST RECOVERY ACTIONS**

- § 2:80 Generally
- § 2:81 Statute of limitations
- § 2:82 Class action
- § 2:83 Recoverable costs
- § 2:84 —Site security
- § 2:85 —Investigation and testing
- § 2:86 —Medical tests, evacuation and alternative water supplies
- § 2:87 —Oversight costs
- § 2:88 —Attorney costs
- § 2:89 —Other costs
- § 2:90 —Prejudgment interest
- § 2:91 Removal vs. remedial action
- § 2:92 Cleanup consistent with NCP
- § 2:93 Government lien on cleanup site
- § 2:94 —State environmental liens
- § 2:95 Private party cost recovery
- § 2:96 —Private cleanup actions
- § 2:97 —Contribution actions

## FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 2:98 — —Collateral source rule
- § 2:99 —Apportionment of costs
- § 2:100 —Allocation of liability for orphan shares
- § 2:101 —Contractual allocations of liability
- § 2:102 —State sovereign immunity
- § 2:103 Insurance coverage of cleanup costs
- § 2:104 —Voluntary cleanup costs as covered “damages”
- § 2:105 —“Suit” triggering insurer’s duty to defend
- § 2:106 —Pollution exclusions

### **IX. NATIONAL PRIORITIES LIST**

- § 2:107 Generally
- § 2:108 Listing process
- § 2:109 Challenges to listing
- § 2:110 Delisting sites

### **X. SETTLEMENT OF LIABILITY**

- § 2:111 Generally
- § 2:112 Settlement procedures
- § 2:113 —Notice to potentially responsible parties
- § 2:114 —Negotiation moratorium
- § 2:115 —Preliminary allocation of responsibility
- § 2:116 —Intervention
- § 2:117 Mixed funding
- § 2:118 —Criteria for mixed funding
- § 2:119 —Methods of mixed funding
- § 2:120 Covenants not to sue
- § 2:121 Contribution action protection
- § 2:122 De minimis settlements
- § 2:123 —Landowners
- § 2:124 —Contributors
- § 2:125 Administrative review of settlement
- § 2:126 Judicial review of settlement
- § 2:127 Nonsettler liability
- § 2:128 Settlement negotiations

### **XI. DAMAGE TO NATURAL RESOURCES**

#### **A. IN GENERAL**

- § 2:129 Scope of recovery
- § 2:130 Proper plaintiffs
- § 2:131 Measure of damages
- § 2:132 Elements of liability

#### **B. DEFENSES TO LIABILITY**

- § 2:133 Pre-CERCLA damages

TABLE OF CONTENTS

- § 2:134 Permitted releases
- § 2:135 Statute of limitations
- § 2:136 Dollar limitations

C. EFFECT OF BANKRUPTCY

- § 2:137 Generally
- § 2:138 Automatic stay
- § 2:139 Dischargeability of cleanup costs
- § 2:140 Administrative expense priority
- § 2:141 Abandonment
- § 2:142 Injunctions and administrative orders
- § 2:143 Contingent claims and participation in bankruptcy

D. NOTIFICATION REQUIREMENTS

- § 2:144 Generally
- § 2:145 Coverage
- § 2:146 Release of reportable quantity
- § 2:147 Reporting procedures
- § 2:148 Penalties

- APPENDIX A2:1. Text of the Comprehensive Environmental Response, Compensation and Liability Act
- APPENDIX A2:2. Text of Regulations Regarding Hazardous Substances
- APPENDIX A2:3. Final Rules Published in the Federal Register

# Table of Contents

## **CHAPTER 3. RESOURCE CONSERVATION AND RECOVERY ACT; GENERAL DISPOSAL PROHIBITIONS**

### **I. REGULATORY BACKGROUND AND DEVELOPMENT OF THE LAW**

#### **A. INTRODUCTION**

§ 3:1 Generally

#### **B. DEFINITION OF COVERED WASTES**

§ 3:2 Solid waste

§ 3:3 —Statutory exclusions

§ 3:4 —Recycled materials

§ 3:5 Hazardous waste

§ 3:6 —Exclusions

§ 3:7 —Mixture and derived-from rule

§ 3:8 Open dumps

### **II. HAZARDOUS WASTE REGULATORY PROGRAM**

#### **A. MONITORING HAZARDOUS WASTE**

§ 3:9 Generally

§ 3:10 Generators

§ 3:11 —Storage restrictions

§ 3:12 —Manifest and reporting requirements

§ 3:13 Transporters

#### **B. PERMITS**

§ 3:14 Treatment, storage, and disposal facilities

§ 3:15 Permit coverage

§ 3:16 Permit application procedures

§ 3:17 Permit approval

§ 3:18 Permit termination

§ 3:19 —Permit review

§ 3:20 Public participation

§ 3:21 Environmental justice

### **III. ENFORCEMENT UNDER RCRA**

§ 3:22 Generally

## FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 3:23 Monitoring orders
- § 3:24 Criminal penalties
- § 3:25 —“Knowing” requirement
- § 3:26 —Officer liability
- § 3:27 —Knowing endangerment
- § 3:28 Applicability of Apprendi rule
- § 3:29 Civil and administrative enforcement
- § 3:30 Enforcement response policy
- § 3:31 Penalty assessments
- § 3:32 Sentencing guidelines

### **IV. CITIZEN ENFORCEMENT ACTIONS**

- § 3:33 Generally
- § 3:34 Standing
- § 3:35 Notice
- § 3:36 Diligent prosecution
- § 3:37 Continuing violation
- § 3:38 Jurisdiction
- § 3:39 —Preemptive effect of state programs
- § 3:40 What is a “facility”
- § 3:41 Imminent hazard actions
- § 3:42 —Statutory prerequisites
- § 3:43 —Defenses
- § 3:44 —Remedies
- § 3:45 Award of costs and fees

### **V. RCRA CORRECTIVE ACTION**

#### **A. RCRA AUTHORITY AND LIABLE PARTIES**

- § 3:46 Imminent endangerment authority
- § 3:47 —Imminent and substantial endangerment
- § 3:48 —Parties liable
- § 3:49 —Liability standards
- § 3:50 —Remedies available
- § 3:51 Effect of bankruptcy
- § 3:52 Corrective action authority
- § 3:53 —Procedures
- § 3:54 —Voluntary cleanups and self-implementing programs
- § 3:55 —The Subpart S initiative
- § 3:56 —Liable parties
- § 3:57 —Defenses

#### **B. FEDERALISM ISSUES UNDER RCRA**

- § 3:58 Generally
- § 3:59 State RCRA implementation programs

TABLE OF CONTENTS

- § 3:60 Dormant commerce clause
- APPENDIX A3:1. Text of Resource Conservation and Recovery Act
- APPENDIX A3:2. Regulations for Disposal of Hazardous Waste

## **CHAPTER 4. UNDERGROUND STORAGE TANKS**

### **I. REGULATORY BACKGROUND**

- § 4:1 Generally

### **II. COMPLIANCE AND ENFORCEMENT**

#### **A. SCOPE OF COVERAGE**

- § 4:2 Coverage of USTs
- § 4:3 Covered parties

#### **B. TECHNICAL REQUIREMENTS**

- § 4:4 New tank performance standards
- § 4:5 Upgrading existing UST systems
- § 4:6 Operating requirements
- § 4:7 Closure requirements
- § 4:8 Delivery prohibition

#### **C. LEAK DETECTION**

- § 4:9 General requirements
- § 4:10 Petroleum UST requirements
- § 4:11 Hazardous substance UST requirements
- § 4:12 Release reporting, investigation, and confirmation

#### **D. CORRECTIVE ACTION AFTER A RELEASE**

- § 4:13 Generally
- § 4:14 Preliminary response
- § 4:15 Follow-up investigation

#### **E. FINANCIAL RESPONSIBILITY REQUIREMENTS**

- § 4:16 Generally
- § 4:17 Amount of required responsibility
- § 4:18 Allowable financial responsibility mechanisms
- § 4:19 Miscellaneous rules

#### **F. ENFORCEMENT**

- § 4:20 Inspection

FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 4:21 Penalties
- § 4:22 Consent orders
- § 4:23 Contribution

G. PRIVATE RIGHT OF ACTION

- § 4:24 Generally

H. STATE DELEGATION

- § 4:25 Generally

I. COMMON-LAW THEORIES OF RELIEF

- § 4:26 Generally
- § 4:27 Negligence claim
- § 4:28 —Duty of care
- § 4:29 —Affirmative misconduct
- § 4:30 Nuisance claim
- § 4:31 —Special injury necessary for public nuisance
- § 4:32 —Nuisance claims against prior owner or occupier of property
- § 4:33 —Nuisance per se
- § 4:34 Trespass
- § 4:35 Strict liability for ultrahazardous activities
- § 4:36 Products liability

APPENDIX A4:1. Text of Statute Regarding Underground Storage Tanks

APPENDIX A4:2. Text of the Regulations Regarding Underground Storage Tanks

**CHAPTER 5. CLEAN WATER ACT:  
WETLANDS**

**I. REGULATORY BACKGROUND AND  
DEVELOPMENT OF THE LAW**

- § 5:1 Generally
- § 5:2 Definition of wetlands

**II. SECTION 404 GENERALLY**

A. BREADTH OF SECTION 404

- § 5:3 Interstate commerce requirement
- § 5:4 Regulated activities
- § 5:5 Agricultural exemption
- § 5:6 —Exclusion for prior converted cropland

TABLE OF CONTENTS

§ 5:7 —Interplay with “swampbuster” program

**B. PERMIT PROCEDURES AND CRITERIA**

§ 5:8 Generally

§ 5:9 Corps’ public interest determination

§ 5:10 EPA guidelines

§ 5:11 —Alternatives analysis

§ 5:12 —Practicable alternatives analysis for minor projects

§ 5:13 —Significant degradation

§ 5:14 —Mitigation

§ 5:15 —Water quality certification

§ 5:16 —Administrative procedures

§ 5:17 General permit

§ 5:18 EPA veto of corps permit

§ 5:19 Judicial review

§ 5:20 Ripeness

§ 5:21 Judicial review standards

§ 5:22 Estoppel defense

§ 5:23 Effect of EPA compliance order

§ 5:24 Role in private real estate transactions and litigation

**III. NATIONWIDE PERMIT EXCEPTION**

§ 5:25 Generally

**IV. WATER QUALITY CERTIFICATION**

§ 5:26 Generally

**V. REQUIREMENT OF AN ENVIRONMENTAL  
IMPACT STATEMENT**

§ 5:27 Generally

**VI. REGULATORY ENFORCEMENT AND  
PENALTIES**

§ 5:28 Generally

§ 5:29 Administrative orders and penalties

§ 5:30 Judicial enforcement action

§ 5:31 —Restoration orders

§ 5:32 —Criminal penalties

§ 5:33 Citizen enforcement suits

**VII. CONSTITUTIONAL TAKINGS ANALYSIS OF  
SECTION 404**

§ 5:34 Generally

FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 5:35 Jurisdiction for a claim
- § 5:36 Constitutional standards
- § 5:37 —Harm/benefit test
- § 5:38 —Economic viability test
- § 5:39 Temporary takings
- § 5:40 Measure of compensation
- § 5:41 State court precedents
- § 5:42 Response to oil spills
- APPENDIX A5:1. Text of the Clean Water Act
- APPENDIX A5:2. Text of Regulations Regarding the Natural Waterways
- APPENDIX A5:3. Final Revisions to the Clean Water Act Regulating Definitions of “Fill Material” and “Discharge of Fill Material”
- APPENDIX A5:4. Memorandum of Agreement Concerning Determination of Mitigation under Clean Water Act § 404(b)(1) Guidelines
- APPENDIX A5:5. Memorandum of Agreement (MOA); Clean Water Act Section 404(b)(1) Guidelines; Correction
- APPENDIX A5:6. Clarification of the Clean Water Act Section 404 Memorandum of Agreement on Mitigation
- APPENDIX A5:7. Memorandum: Appropriate Level of Analysis Required for Evaluating Compliance with the Section 404(b)(1) Guidelines Alternatives Requirements
- APPENDIX A5:8. Establishment and Use of Wetland Mitigation Banks in the Clean Water Act Section 404 Regulatory Program
- APPENDIX A5:9. Memorandum of Agreement Concerning Wetlands Determinations for Purposes of Section 404 of the Clean Water Act and Subtitle B of the Food Security Act
- APPENDIX A5:10. Memorandum: Individual Permit Flexibility for Small Landowners
- APPENDIX A5:11. Notice: Federal Guidance for the Establishment, Use and Operation of Mitigation Banks

# Table of Contents

## CHAPTER 6. STORM WATER RUNOFF

### I. REGULATORY BACKGROUND

- § 6:1 Generally
- § 6:2 Regulated activities

### II. PERMIT APPLICATION REQUIREMENTS

#### A. IN GENERAL

- § 6:3 Introduction
- § 6:4 Exemptions from permit requirement

#### B. INDIVIDUAL PERMIT APPLICATIONS

- § 6:5 Industrial activities
- § 6:6 Construction activities
- § 6:7 Additional activities
- § 6:8 Permit processing

#### C. MULTI-SECTOR GENERAL PERMIT FOR INDUSTRIAL ACTIVITIES

- § 6:9 Generally
- § 6:10 —Industrial sectors covered by permit
- § 6:11 —Discharges not eligible for coverage
- § 6:12 —Notice of intent requirements
- § 6:13 —Special conditions
- § 6:14 —Historic preservation certification
- § 6:15 —Endangered species certification
- § 6:16 —Storm water pollution prevention plan (SWPPP)

#### D. GENERAL PERMIT FOR CONSTRUCTION ACTIVITIES

- § 6:17 Generally
- § 6:18 —Unauthorized discharges
- § 6:19 —Notice of intent requirements
- § 6:20 —Special conditions
- § 6:21 —Endangered species protection
- § 6:22 —Historic property protection
- § 6:23 —Storm water pollution prevention plan (SWPPP)

### **III. COMPLIANCE MONITORING**

- § 6:24 Generally
- § 6:25 Monitoring and reporting requirements for multi-sector general permit
  - § 6:26 —Analytical monitoring requirements
  - § 6:27 —Compliance monitoring
  - § 6:28 —Quarterly visual examination of storm water quality
  - § 6:29 —Alternate certification
  - § 6:30 —Reporting and retention requirements
  - § 6:31 —Sample type
  - § 6:32 —Representative discharge
  - § 6:33 —Sampling waiver
- § 6:34 Monitoring and reporting requirements for construction general permit

### **IV. STORM WATER MANAGEMENT**

- § 6:35 Generally
- § 6:36 Best management practices
- § 6:37 Alternative control and management practices
- § 6:38 Management for construction activities
- § 6:39 Management requirements of general permit for construction activities
  - § 6:40 —Erosion and sediment controls
  - § 6:41 —Storm water management
  - § 6:42 —Other controls
  - § 6:43 —State and local controls
  - § 6:44 —Maintenance of controls
- § 6:45 Management requirements of multi-sector general permit
  - § 6:46 —Good housekeeping measures
  - § 6:47 —Preventive maintenance practices
  - § 6:48 —Visual inspections
  - § 6:49 —Spill prevention and response measures
  - § 6:50 —Sediment and erosion control measures
  - § 6:51 —Management of runoff
- § 6:52 Defenses
- § 6:53 Management requirements of multi-sector general permit—Employee training
- § 6:54 —Recordkeeping and internal reporting procedures

### **V. ENFORCEMENT AND PENALTIES**

- § 6:55 Generally
- § 6:56 Criminal penalties
- § 6:57 Civil penalties
- § 6:58 Administrative penalties

## TABLE OF CONTENTS

- § 6:59 Citizen suit enforcement
- § 6:60 —Notice of intent to file suit
- § 6:61 —Standing requirements
- § 6:62 —Enforcement of water quality standards

## **VI. CHALLENGES TO PERMIT DECISIONS**

- § 6:63 Generally
- § 6:64 EPA Environmental Appeals Board
- APPENDIX A6:1. General Requirements for Storm Water Regulation
- APPENDIX A6:2. Final Rules Published in Federal Register
- APPENDIX A6:3. Environmental Protection Agency Forms

## **CHAPTER 7. PROTECTION OF ENDANGERED SPECIES**

### **I. REGULATORY BACKGROUND AND DEVELOPMENT OF THE LAW**

- § 7:1 Generally

### **II. LISTING SPECIES UNDER THE ESA**

- § 7:2 Generally
- § 7:3 Listing criteria
- § 7:4 Listing process
- § 7:5 —Listing priority guidance
- § 7:6 —Listing challenges
- § 7:7 —Standard of judicial review
- § 7:8 Recovery plans
- § 7:9 Delisting

### **III. ACTIONS UNDER SECTION 9**

- § 7:10 Generally
- § 7:11 Unlawful takings
- § 7:12 Proximate cause of takings
- § 7:13 Permitted takings
- § 7:14 Enforcement
- § 7:15 Penalties

### **IV. FEDERAL OBLIGATIONS UNDER SECTION 7**

- § 7:16 Generally
- § 7:17 Consultation requirement
- § 7:18 Incidental take statement
- § 7:19 Exemptions to obligations

## **V. HABITAT CONSERVATION PLANS**

- § 7:20 Generally
- § 7:21 Application of habitat conservation plans
- § 7:22 Regional habitat conservation plans

## **VI. CITIZEN-SUIT ENFORCEMENT**

- § 7:23 Citizen suits under ESA; who may sue
- § 7:24 Nature of citizen-suit claim
- § 7:25 Section 11(g)(1)(A) claim to enjoin violation of ESA requirements
- § 7:26 Section 11(g)(1)(C) claim to compel secretary's performance of nondiscretionary duty
- § 7:27 Pre-suit notice requirements
- § 7:28 Exceptions to notice requirement
- § 7:29 Standing to sue
- § 7:30 Administrative Procedure Act claims
- § 7:31 —Judicial review of discretionary agency action

## **VII. ENFORCEMENT UNDER OTHER STATUTES**

- § 7:32 Regulation of cooling water intake affecting species
- § 7:33 Attorneys' fees
- § 7:34 Marine Mammal Protection Act

APPENDIX A7:1. Text of Endangered Species Act

APPENDIX A7:2. General Provisions of Federal Regulations Regarding the Endangered Species Act

## **CHAPTER 8. STATE-RELATED LEGISLATION**

### **I. INTERPLAY BETWEEN FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE AND STATE LEGISLATION**

- § 8:1 Generally

### **II. STATE LEGISLATION**

#### **A. ALABAMA**

- § 8:2 CERCLA-related provisions
- § 8:3 RCRA-related provisions
- § 8:4 UST-related provisions
- § 8:5 Wetlands-related provisions
- § 8:6 Storm water-related provisions
- § 8:7 Endangered species-related provisions

TABLE OF CONTENTS

B. ALASKA

- § 8:8 CERCLA-related provisions
- § 8:9 RCRA-related provisions
- § 8:10 UST-related provisions
- § 8:11 Wetlands-related provisions
- § 8:12 Storm water-related provisions
- § 8:13 Endangered species-related provisions

C. ARIZONA

- § 8:14 CERCLA-related provisions
- § 8:15 RCRA-related provisions
- § 8:16 UST-related provisions
- § 8:17 Wetlands-related provisions
- § 8:18 Storm water-related provisions
- § 8:19 Endangered species-related provisions

D. ARKANSAS

- § 8:20 CERCLA-related provisions
- § 8:21 RCRA-related provisions
- § 8:22 UST-related provisions
- § 8:23 Wetlands-related provisions
- § 8:24 Storm water-related provisions
- § 8:25 Endangered species-related provisions

E. CALIFORNIA

- § 8:26 CERCLA-related provisions
- § 8:27 RCRA-related provisions
- § 8:28 UST-related provisions
- § 8:29 Wetlands-related provisions
- § 8:30 Storm water-related provisions
- § 8:31 Endangered species-related provisions
- § 8:32 Other provisions

F. COLORADO

- § 8:33 CERCLA-related provisions
- § 8:34 RCRA-related provisions
- § 8:35 UST-related provisions
- § 8:36 Wetlands-related provisions
- § 8:37 Storm water-related provisions
- § 8:38 Endangered species-related provisions

G. CONNECTICUT

- § 8:39 CERCLA-related provisions

## FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 8:40 RCRA-related provisions
- § 8:41 UST-related provisions
- § 8:42 Wetlands-related provisions
- § 8:43 Storm water-related provisions
- § 8:44 Endangered species-related provisions

### H. DELAWARE

- § 8:45 CERCLA-related provisions
- § 8:46 RCRA-related provisions
- § 8:47 UST-related provisions
- § 8:48 Wetlands-related provisions
- § 8:49 Storm water-related provisions
- § 8:50 Endangered species-related provisions

### I. DISTRICT OF COLUMBIA

- § 8:51 CERCLA-related provisions
- § 8:52 RCRA-related provisions
- § 8:53 UST-related provisions
- § 8:54 Wetlands-related provisions
- § 8:55 Storm water-related provisions
- § 8:56 Endangered species-related provisions

### J. FLORIDA

- § 8:57 CERCLA-related provisions
- § 8:58 RCRA-related provisions
- § 8:59 UST-related provisions
- § 8:60 Wetlands-related provisions
- § 8:61 Storm water-related provisions
- § 8:62 Endangered species-related provisions

### K. GEORGIA

- § 8:63 CERCLA-related provisions
- § 8:64 RCRA-related provisions
- § 8:65 UST-related provisions
- § 8:66 Wetlands-related provisions
- § 8:67 Storm water-related provisions
- § 8:68 Endangered species-related provisions

### L. HAWAII

- § 8:69 CERCLA-related provisions
- § 8:70 RCRA-related provisions
- § 8:71 UST-related provisions
- § 8:72 Wetlands-related provisions
- § 8:73 Storm water-related provisions

TABLE OF CONTENTS

§ 8:74 Endangered species-related provisions

M. IDAHO

§ 8:75 CERCLA-related provisions  
§ 8:76 RCRA-related provisions  
§ 8:77 UST-related provisions  
§ 8:78 Wetlands-related provisions  
§ 8:79 Storm water-related provisions  
§ 8:80 Endangered species-related provisions

N. ILLINOIS

§ 8:81 CERCLA-related provisions  
§ 8:82 RCRA-related provisions  
§ 8:83 UST-related provisions  
§ 8:84 Wetlands-related provisions  
§ 8:85 Storm water-related provisions  
§ 8:86 Endangered species-related provisions

O. INDIANA

§ 8:87 CERCLA-related provisions  
§ 8:88 RCRA-related provisions  
§ 8:89 UST-related provisions  
§ 8:90 Wetlands-related provisions  
§ 8:91 Storm water-related provisions  
§ 8:92 Endangered species-related provisions

P. IOWA

§ 8:93 CERCLA-related provisions  
§ 8:94 RCRA-related provisions  
§ 8:95 UST-related provisions  
§ 8:96 Wetlands-related provisions  
§ 8:97 Storm water-related provisions  
§ 8:98 Endangered species-related provisions

Q. KANSAS

§ 8:99 CERCLA-related provisions  
§ 8:100 RCRA-related provisions  
§ 8:101 UST-related provisions  
§ 8:102 Wetlands-related provisions  
§ 8:103 Storm water-related provisions  
§ 8:104 Endangered species-related provisions

R. KENTUCKY

§ 8:105 CERCLA-related provisions

FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 8:106 RCRA-related provisions
- § 8:107 UST-related provisions
- § 8:108 Wetlands-related provisions
- § 8:109 Storm water-related provisions
- § 8:110 Endangered species-related provisions

S. LOUISIANA

- § 8:111 CERCLA-related provisions
- § 8:112 RCRA-related provisions
- § 8:113 UST-related provisions
- § 8:114 Wetlands-related provisions
- § 8:115 Storm water-related provisions
- § 8:116 Endangered species-related provisions

T. MAINE

- § 8:117 CERCLA-related provisions
- § 8:118 RCRA-related provisions
- § 8:119 UST-related provisions
- § 8:120 Wetlands-related provisions
- § 8:121 Storm water-related provisions
- § 8:122 Endangered species-related provisions

U. MARYLAND

- § 8:123 CERCLA-related provisions
- § 8:124 RCRA-related provisions
- § 8:125 UST-related provisions
- § 8:126 Wetlands-related provisions
- § 8:127 Storm water-related provisions
- § 8:128 Endangered species-related provisions

V. MASSACHUSETTS

- § 8:129 CERCLA-related provisions
- § 8:130 RCRA-related provisions
- § 8:131 UST-related provisions
- § 8:132 Wetlands-related provisions
- § 8:133 Storm water-related provisions
- § 8:134 Endangered species-related provisions

W. MICHIGAN

- § 8:135 CERCLA-related provisions
- § 8:136 RCRA-related provisions
- § 8:137 UST-related provisions
- § 8:138 Wetlands-related provisions
- § 8:139 Storm water-related provisions

TABLE OF CONTENTS

- § 8:140 Endangered species-related provisions
- § 8:141 Oil spill prevention provisions

X. MINNESOTA

- § 8:142 CERCLA-related provisions
- § 8:143 RCRA-related provisions
- § 8:144 UST-related provisions
- § 8:145 Wetlands-related provisions
- § 8:146 Storm water-related provisions
- § 8:147 Endangered species-related provisions

Y. MISSISSIPPI

- § 8:148 CERCLA-related provisions
- § 8:149 RCRA-related provisions
- § 8:150 UST-related provisions
- § 8:151 Wetlands-related provisions
- § 8:152 Storm water-related provisions
- § 8:153 Endangered species-related provisions

Z. MISSOURI

- § 8:154 CERCLA-related provisions
- § 8:155 RCRA-related provisions
- § 8:156 UST-related provisions
- § 8:157 Wetlands-related provisions
- § 8:158 Storm water-related provisions
- § 8:159 Endangered species-related provisions

AA. MONTANA

- § 8:160 CERCLA-related provisions
- § 8:161 RCRA-related provisions
- § 8:162 UST-related provisions
- § 8:163 Wetlands-related provisions
- § 8:164 Storm water-related provisions
- § 8:165 Endangered species-related provisions

BB. NEBRASKA

- § 8:166 CERCLA-related provisions
- § 8:167 RCRA-related provisions
- § 8:168 UST-related provisions
- § 8:169 Wetlands-related provisions
- § 8:170 Storm water-related provisions
- § 8:171 Endangered species-related provisions

CC. NEVADA

- § 8:172 CERCLA-related provisions

FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 8:173 RCRA-related provisions
- § 8:174 UST-related provisions
- § 8:175 Wetlands-related provisions
- § 8:176 Storm water-related provisions
- § 8:177 Endangered species-related provisions

DD. NEW HAMPSHIRE

- § 8:178 CERCLA-related provisions
- § 8:179 RCRA-related provisions
- § 8:180 UST-related provisions
- § 8:181 Wetlands-related provisions
- § 8:182 Storm water-related provisions
- § 8:183 Endangered species-related provisions

EE. NEW JERSEY

- § 8:184 CERCLA-related provisions
- § 8:185 RCRA-related provisions
- § 8:186 UST-related provisions
- § 8:187 Wetlands-related provisions
- § 8:188 Storm water-related provisions
- § 8:189 Endangered species-related provisions

FF. NEW MEXICO

- § 8:190 CERCLA-related provisions
- § 8:191 RCRA-related provisions
- § 8:192 UST-related provisions
- § 8:193 Wetlands-related provisions
- § 8:194 Storm water-related provisions
- § 8:195 Endangered species-related provisions

GG. NEW YORK

- § 8:196 CERCLA-related provisions
- § 8:197 RCRA-related provisions
- § 8:198 UST-related provisions
- § 8:199 Wetlands-related provisions
- § 8:200 Storm water-related provisions
- § 8:201 Endangered species-related provisions

HH. NORTH CAROLINA

- § 8:202 CERCLA-related provisions
- § 8:203 RCRA-related provisions
- § 8:204 UST-related provisions
- § 8:205 Wetlands-related provisions
- § 8:206 Storm water-related provisions

TABLE OF CONTENTS

§ 8:207 Endangered species-related provisions

II. NORTH DAKOTA

§ 8:208 CERCLA-related provisions  
§ 8:209 RCRA-related provisions  
§ 8:210 UST-related provisions  
§ 8:211 Wetlands-related provisions  
§ 8:212 Storm water-related provisions  
§ 8:213 Endangered species-related provisions

JJ. OHIO

§ 8:214 CERCLA-related provisions  
§ 8:215 RCRA-related provisions  
§ 8:216 UST-related provisions  
§ 8:217 Wetlands-related provisions  
§ 8:218 Storm water-related provisions  
§ 8:219 Endangered species-related provisions

KK. OKLAHOMA

§ 8:220 CERCLA-related provisions  
§ 8:221 RCRA-related provisions  
§ 8:222 UST-related provisions  
§ 8:223 Wetlands-related provisions  
§ 8:224 Storm water-related provisions  
§ 8:225 Endangered species-related provisions

LL. OREGON

§ 8:226 CERCLA-related provisions  
§ 8:227 RCRA-related provisions  
§ 8:228 UST-related provisions  
§ 8:229 Wetlands-related provisions  
§ 8:230 Storm water-related provisions  
§ 8:231 Endangered species-related provisions

MM. PENNSYLVANIA

§ 8:232 CERCLA-related provisions  
§ 8:233 RCRA-related provisions  
§ 8:234 UST-related provisions  
§ 8:235 Wetlands-related provisions  
§ 8:236 Storm water-related provisions  
§ 8:237 Endangered species-related provisions

NN. RHODE ISLAND

§ 8:238 CERCLA-related provisions

FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 8:239 RCRA-related provisions
- § 8:240 UST-related provisions
- § 8:241 Wetlands-related provisions
- § 8:242 Storm water-related provisions
- § 8:243 Endangered species-related provisions

OO. SOUTH CAROLINA

- § 8:244 CERCLA-related provisions
- § 8:245 RCRA-related provisions
- § 8:246 UST-related provisions
- § 8:247 Wetlands-related provisions
- § 8:248 Storm water-related provisions
- § 8:249 Endangered species-related provisions

PP. SOUTH DAKOTA

- § 8:250 CERCLA-related provisions
- § 8:251 UST-related provisions
- § 8:252 Wetlands-related provisions
- § 8:253 Storm water-related provisions
- § 8:254 Endangered species-related provisions

QQ. TENNESSEE

- § 8:255 CERCLA-related provisions
- § 8:256 RCRA-related provisions
- § 8:257 UST-related provisions
- § 8:258 Wetlands-related provisions
- § 8:259 Storm water-related provisions
- § 8:260 Endangered species-related provisions

RR. TEXAS

- § 8:261 CERCLA-related provisions
- § 8:262 RCRA-related provisions
- § 8:263 UST-related provisions
- § 8:264 Wetlands-related provisions
- § 8:265 Storm water-related provisions
- § 8:266 Endangered species-related provisions

SS. UTAH

- § 8:267 CERCLA-related provisions
- § 8:268 RCRA-related provisions
- § 8:269 UST-related provisions
- § 8:270 Wetlands-related provisions
- § 8:271 Storm water-related provisions
- § 8:272 Endangered species-related provisions

TABLE OF CONTENTS

TT. VERMONT

- § 8:273 CERCLA-related provisions
- § 8:274 RCRA-related provisions
- § 8:275 UST-related provisions
- § 8:276 Wetlands-related provisions
- § 8:277 Storm water-related provisions
- § 8:278 Endangered species-related provisions

UU. VIRGINIA

- § 8:279 CERCLA-related provisions
- § 8:280 RCRA-related provisions
- § 8:281 UST-related provisions
- § 8:282 Wetlands-related provisions
- § 8:283 Storm water-related provisions
- § 8:284 Endangered species-related provisions

VV. WASHINGTON

- § 8:285 CERCLA-related provisions
- § 8:286 RCRA-related provisions
- § 8:287 UST-related provisions
- § 8:288 Wetlands-related provisions
- § 8:289 Storm water-related provisions
- § 8:290 Endangered species-related provisions

WW. WEST VIRGINIA

- § 8:291 CERCLA-related provisions
- § 8:292 RCRA-related provisions
- § 8:293 UST-related provisions
- § 8:294 Wetlands-related provisions
- § 8:295 Storm water-related provisions
- § 8:296 Endangered species-related provisions

XX. WISCONSIN

- § 8:297 CERCLA-related provisions
- § 8:298 RCRA-related provisions
- § 8:299 UST-related provisions
- § 8:300 Wetlands-related provisions
- § 8:301 Storm water-related provisions
- § 8:302 Endangered species-related provisions

YY. WYOMING

- § 8:303 CERCLA-related provisions
- § 8:304 RCRA-related provisions

- § 8:305 UST-related provisions
- § 8:306 Wetlands-related provisions
- § 8:307 Storm water-related provisions
- § 8:308 Endangered species-related provisions

### **III. ALASKA NATIONAL INTEREST LANDS CONSERVATION ACT**

- § 8:309 National Park Service's power to regulate non-public lands and waters within national parks in Alaska

## **CHAPTER 9. STATE VOLUNTARY CLEANUP PROGRAMS**

- § 9:1 Introduction
- § 9:2 Small Business Liability Relief and Brownfields Revitalization Act
- § 9:3 California
  - § 9:4 —Voluntary cleanup program
  - § 9:5 —Expedited remedial action program
  - § 9:6 —Prospective purchaser policy
- § 9:7 Colorado
  - § 9:8 —Memorandum of agreement with U.S. EPA
  - § 9:9 —Site screening and communication
  - § 9:10 —Sites listed in CERCLIS
  - § 9:11 —Sites not listed on CERCLIS
  - § 9:12 —Resources and capabilities
  - § 9:13 —Standards and risk analysis
  - § 9:14 —Public participation
  - § 9:15 —Cleanup verification
  - § 9:16 —No further action petition
- § 9:17 Delaware
  - § 9:18 —VCP site eligibility
  - § 9:19 —VCP application and agreement
  - § 9:20 —VCP site investigation process
  - § 9:21 —Soil and groundwater screening levels
  - § 9:22 —Written assurances
- § 9:23 Illinois
  - § 9:24 —Site eligibility
  - § 9:25 —Program application and service agreement
  - § 9:26 —Site investigation and remediation
  - § 9:27 —No further remediation letter
- § 9:28 Maryland
  - § 9:29 —Voluntary cleanup program
  - § 9:30 —Brownfields revitalization incentive program
  - § 9:31 —Lender liability relief
- § 9:32 Michigan

## TABLE OF CONTENTS

§ 9:33	—Amendments to Michigan’s Environmental Cleanup Law
§ 9:34	—Performance of Baseline Environmental Assessment
§ 9:35	—Liability Protections
§ 9:36	—Land Use-Based Cleanup Standards
§ 9:37	Minnesota
§ 9:38	Montana
§ 9:39	New Hampshire
§ 9:40	—Eligibility criteria
§ 9:41	—Eligibility determination
§ 9:42	—Liability protection
§ 9:43	—Remedial action and certificate of completion
§ 9:44	New Jersey
§ 9:45	—Liability protection
§ 9:46	—Remediation loans and grants
§ 9:47	—Tax abatement
§ 9:48	New York
§ 9:49	—Voluntary cleanup program
§ 9:50	—Environmental restoration projects program
§ 9:51	Ohio
§ 9:52	Oklahoma
§ 9:53	Oregon
§ 9:54	Pennsylvania
§ 9:55	Texas
§ 9:56	Vermont
§ 9:57	Virginia
§ 9:58	Washington
§ 9:59	Wisconsin

## **CHAPTER 10. STATE ENVIRONMENTAL LIEN LAWS**

### **I. TYPES OF STATE ENVIRONMENTAL LIENS**

§ 10:1	Overview
--------	----------

### **II. GENERAL ENVIRONMENTAL LIEN LAWS**

§ 10:2	Generally
§ 10:3	Alaska
§ 10:4	Arizona
§ 10:5	Arkansas
§ 10:6	California
§ 10:7	Illinois
§ 10:8	Indiana
§ 10:9	Iowa
§ 10:10	Louisiana

FEDERAL ENVIRONMENTAL REGULATION OF REAL ESTATE

- § 10:11 Kentucky
- § 10:12 Michigan
- § 10:13 Minnesota
- § 10:14 Montana
- § 10:15 New York
- § 10:16 Ohio
- § 10:17 Oregon
- § 10:18 South Dakota
- § 10:19 Tennessee
- § 10:20 Texas

**III. SUPERLIEN STATUTES**

- § 10:21 Generally
- § 10:22 Connecticut
- § 10:23 Maine
- § 10:24 Massachusetts
- § 10:25 New Hampshire
- § 10:26 New Jersey
- § 10:27 Wisconsin

**Table of Laws and Rules**

**Table of Cases**

**Index**