

HIGHLIGHTS FOR THE 2026-2 EDITION OF LAW OF EASEMENTS AND LICENSES IN LAND

In addition to new and updated cases and statutes, this edition adds new discussions regarding:

- Appellate courts in California are split on the applicable standard of proof to establish a prescriptive easement.
- A Colorado appellate court holds that neighbors of land encumbered by a conservation easement who were neither parties to the easement agreement nor third-party beneficiaries of it had no authority to enforce the agreement, including how the easement could be terminated.
- Virginia extensively revises its statute authorizing a servient estate owner to relocate or modify an easement.