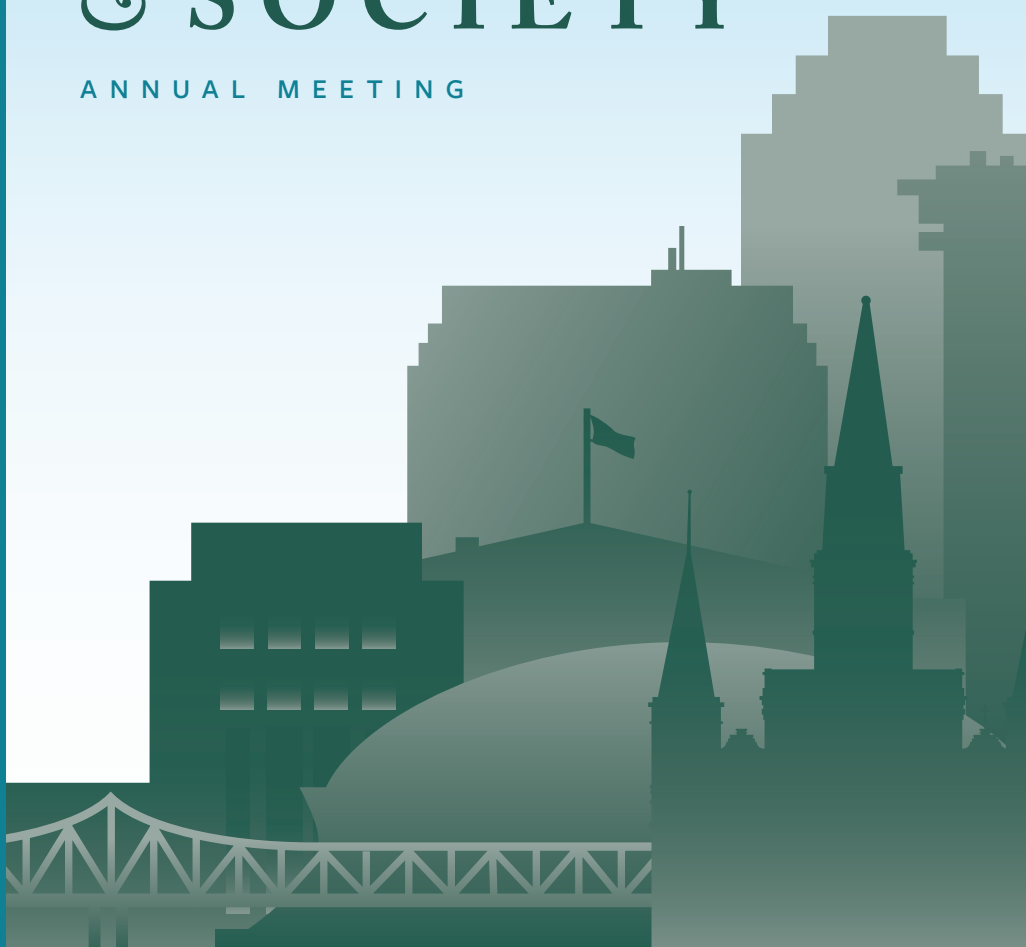


ASSOCIATION OF

LAW, PROPERTY, & SOCIETY

ANNUAL MEETING



PRESENTED BY

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*The Association of Law, Property, and Society is grateful for the following sponsors of
the 2026 Annual Conference*



TULANE UNIVERSITY
Law School



**PRESERVATION
RESOURCE CENTER**

— of NEW ORLEANS —

Judge Sanford Levy Fund at Tulane Law School

Gordon Gamm Fund at Tulane Law School

Unless otherwise noted, all events will take place at Tulane University Law School (6329 Freret Street).

*Panels and Remarks marked with * will be available for virtual participation.*

FRIDAY, JUNE 5

8:00 am

Shuttle Pick-Up for Conference from the Astor Crowne Plaza to Tulane Law School

Shuttles will pick up attendees at the Canal Street entrance to the Astor Crowne Plaza. If you are not taking the shuttle, please consider taking a taxi or ride-sharing service as parking is very limited on the Tulane campus.

8:30 – 9:00 am

Registration & Breakfast | *Marian Mayer Berkett Multipurpose Room*

9:00 – 9:20 am

Opening Remarks by Alexandra Flynn & Sally Brown Richardson* *Room 110*

9:30am to 11:00am

Concurrent Panels Session I

1.1 Integrating Sustainability and Climate Change into Property Law Classes

Room 151, Moderated by Alice Kaswan

Alice Kaswan, “ABA Task Force Resources”

Jade Craig, “Connecting Fair Housing Law and Climate Justice”

John Lovett, “Property Law Issues Presented by Carbon, Capture, and Storage”

Danielle Stokes, “Insights on Integrating Climate and Sustainability into 1st-yr Property”

1.2 Property at the Intersection of Trade, Taxation, Markets, and Insolvency

Room 157, Moderated by Theodore P. Seto

Timothy Mulvaney, “Property Rhetoric in the Contemporary Property Tax Revolt”

Robin Paul Malloy, “Smithian Insights on the Relationship Among Justice, Property, and Markets”

Brandon Weiss, “The Globalization of Housing: Corporate Landlords, Transnational Residents, and Local Resistance”

Christopher K. Odinet (and non-presenting co-author Pamela Foohey), “Laws and Liabilities: A Study of Homeowners Associations in Financial Distress”

1.3 Examining Digitized Assets, Blockchain, and Tokenization Through the Lens of Property Law

Room 251, Moderated by Vincent van Hoof

Sally Zhu, “Wither Equity? Digital Asset Transactions and the Doctrine of Notice”

Emil Elgebrant, “Electronic Negotiable Trade Documents – Implementation of MLETR in Swedish Law”

Hano Ernst & Kristijan Poljanec, “Where You Go I Shall (Not) Follow: Title Transfer of Code-Referenced Art and the Limits of Property Rights Tokenization”

Eric Holm, “Could the Digitisation of Land Records for Blockchain Integration Render them Inaccessible to Conventional Legal Frameworks?”

1.4 “The Right to ...”: Spatial Justice, Privately Owned Public Space, the Public Trust Doctrine, and Democratic Property

Room 257, Moderated by F. Martin Lockman

John Page (and non-presenting co-author Cristy Clark), “Swimming Against the Tide: Outdoor Swimming, Spatial Justice, and Prefiguring a Future Past”

William Norcup-Brown, “Protest, Property Rights and University Campuses”

Lisa Lucile Owens, “Democratic Property”

Lingxi Chenyang, “Feasting on Fish: The Egalitarian Roots of the American Public Trust Doctrine”

1.5 Resilient Property Theory in Action*

Room 110, Moderated by Stacy Seicshnaydre

Jessica Owley, “Resilient Conservation Servitudes: Using Resilient Property Theory to Protect Environmental Amenities Without Leaving Social Values Behind”

Elsabé van der Sijde, “‘Sustainable Development’ on Environmentally and Culturally Sensitive Land: A Resilient Property Theory Perspective”

Lorna Fox O’Mahony & Bram Akkermans, “Democratic Property Law: Resilient Property, Democratic Change and the Challenge of Contingency”

Sue-Mari Viljoen, “Aligning Resilience to Bridge Property Problems in Urban Spaces”

11:00 – 11:15 am

Break | Marian Mayer Berkett Multipurpose Room

11:15 – 12:30 pm

Concurrent Panels Session II

2.1 Public Property, Private Partners: Advancing Equity in Housing and Economic Development PPP Projects

Room 151, Moderated by Heather Way

Heather Way, “From Public Benefit to Tax Shelter? Evaluating the Rise of Tax-Exempt Public-Private Partnerships in Housing”

Jade Craig, “From the Yard to the Row: PPPs for University Housing and Black Greek Organizations”

Ted De Barbieri, “Locating Community Benefits: How Communities Create Equitable Development”

2.2 Comparative Case Studies in Aboriginal Title and Property Rights: Indigenous Peoples and Communities

Room 157, Moderated by Jessica Shoemaker

Margaret Stephenson & Bradford Morse, “Exploring the Relationship between Aboriginal Title and Private Property Rights in Canada and Australia”

Kuan-Ting Chen, “How Property Law Undermines Affirmative Action: A Case Study on Taiwan’s Indigenous Reserved Land Policy”

Jackie Dugard, “Land, Law and the Struggle for Alter-Native Transformation in South Africa: The Xolobeni Case Study of Legal Mobilization Against Titanium and Oil Mining”

2.3 Methods, Mapping, and Marginalization: Tracing, Comparing, and Understanding Property Patterns, Records, and Landholding Structures

Room 251, Moderated by John Lovett

Yiang Zhu (and non-presenting co-author Yun-chien Chang),
“Comparative Legal Methods: Mapping — Lease Law as Example”

Sara Ross, “Tracing ‘Suspender’ Lots: Acadian Displacement, Seigneurial Settlement Patterns, Land Grants, and the History of Long Lots in the New World”

Jesse Benjamin Williams, “Heirs’ Property and State Blindness”

2.4 Removing Barriers: Theorizing Property Equality, Access, Inclusion, and Change in Eminent Domain, Renting, and Occupation Orders*

Room 110, Moderated by Sally Brown Richardson

Lee Ann Fennell, “Thwartings”

Tola Amodu, “Deploying a Different view of Land Law in England for the Twenty-First Century – The Case of Renting”

Merit Flügler, “Occupation Orders under the Family Law Act 1996: A Property Perspective”

12:30 – 12:55 pm

Lunch | *First Floor Breezeway & Room 110*

| Pick up lunch and come join us in room 110 for the keynote address.

| Vegetarian and gluten-free options will be available for lunch.

12:55 – 1:00 pm

Welcome Remarks by Dean Marcilynn A. Burke* | *Room 110*

1:00 – 2:00 pm

Keynote Address by Professor Joseph W. Singer* | *Room 110*

| **The Rule of Law, Democracy, and Property**

| *Deep Pits & Solid Ground: What if Property Law is Both the Cause of the Affordability Crisis and the Solution to It?*

2:00 – 2:15 pm

Break | Marian Mayer Berkett Multipurpose Room

2:15 – 3:45 pm

Concurrent Panels Session III

3.1 Making and Unmaking Contested History, Heritage, and Property Rights in the Past, Present, and Future

Room 151, Moderated by Elisabeth Ablinder

Jack H.L. Whiteley, “Property, the State, and the Fur Trade”

Peter Byrne, “The Trump Administration’s Assault on Historic Buildings and Sites in the Nation’s Capital”

Kristen Barnes, “Public Sites of Memory and Cultural Heritage”

Elin Ax, “Who Would Own a Burial Ground? An Honoréan Analysis of Ownership at Swedish Cemeteries”

3.2 Governing Environmental Protections, Energy, Property Rights, & the Commons

Room 157, Moderated by Julia Dietz

Björn Hoops, “Energy Commons and the Scale Bias of Private Law”

Girion Öre Blomdahl (and non-presenting co-author Karin Åhman),
“Constitutional Rights versus Burden of Proof”

Reinier Cobussen, “Property Law on the North Sea”

Danielle Stokes, “De-Fossilizing Property Rights”

3.3 Author Meets Reader: Michael Pollack’s *Sidewalk Nation: The Life and Law of American’s Most Overlooked Resource*

Room 251, Moderated by Michael Pollack

Alexandra Flynn

John Infranca

Robin Paul Malloy

Sarah Schindler

3.4 Property Approaches to Legal Obligations, Decolonization, Comparative Law, and Local Sovereignty*

Room 110, Moderated by Amelia Thorpe & Sally Brown Richardson

Estair Van Wagner & Sarah Morales, “Standing Up Indigenous People-Place Relations: Hul’qumi’num Legal Obligations to Cedar”

Diane Kemker, “Decolonizing the First Year Property Course”

Alexander Kirpichev, “Private Villages Around the World: New Local Communities Beyond Public Law in an Era of Neofeudalism”

3:45 – 4:00 pm

Break | *Marian Mayer Berkett Multipurpose Room*

4:00 – 5:30 pm

Plenary Panel on Comparative Property Law: A Look at How Different Jurisdictions Manage Everyday Property Problems*

Room 110, Moderated by Sally Richardson

This panel is generously sponsored by the Gordon Gamm Fund at Tulane Law School which is dedicated to support the study of comparative law.

Zsa Zsa Boggenpoel

Nicholas Hopkins

Juan Pablo Murga Fernández

Shitong Qiao

Carol Rose

5:30 – 7:00 pm

ACREL Reception | *Marian Mayer Berkett Multipurpose Room & Patio*

The American College of Real Estate Lawyers is pleased to sponsor a reception with wine, beer, and appetizers for the ALPS conference and give all ALPS conference attendees the opportunity to meet a number of ACREL fellows and learn what ACREL can do to help your students learn more about practicing in a property law-related area.

7:00 pm

Shuttle Back to Astor Crowne Plaza from Tulane Law School

Shuttles will leave from the Freret Street entrance to Tulane Law School and will return everyone to the Astor Crowne Plaza.

SATURDAY, JUNE 6

8:30 am

Shuttle Pick-Up for Conference from the Astor Crowne Plaza to Tulane Law School

Shuttles will pick up attendees at the Canal Street entrance to the Astor Crowne Plaza. If you are not taking the shuttle, please consider taking a taxi or ride-sharing service as parking is very limited on the Tulane campus.

9:00 – 9:30 am

Beignet Breakfast from Café du Monde and Breakfast | *Marian Mayer Berkett Multipurpose Room*

9:30 – 10:30 am

Plenary Panel on The Next Great Commons: Outer Space*

Room 110, Moderated by Alexandra Flynn

This panel is generously sponsored by the Judge Sanford Levy Fund at Tulane Law School which is dedicated to support the study of laws regulating outer space.

Timiebi Aganaba

Rebecca Bratspies

Wian Erlank

10:30 – 10:45 am

Break | *Marian Mayer Berkett Multipurpose Room*

10:45 – 12:15 pm

Concurrent Panels Session IV

4.1 From Subsurface to Offshore Territory and Informal Urban Property Regulation: Examining the Gaps and the Opportunities

Room 151, Moderated by Danielle Stokes

Martha Thibaut, “Intent Beneath the Surface”

Ariël Decoster, “Quasi-Territorial Property: Private Islands and the Gaps in U.S. Offshore Law”

Gerson Barboza De las Casas, “The Production and Consolidation of Informal Urban Land via Legal Property Protection Mechanisms”

4.2 Framing and Debating Zoning Reform

Room 157, Moderated by Ashira Pelman Ostrow

Ashira Pelman Ostrow, “The Promise and Perils of YIGBY”

John Infranca, “Property Rights Rhetoric and Zoning Reform Debates”

Steve Clowney, “Taking NIMBYs Seriously”

John A Lovett, “Hubris and Humility in America’s Land Use Regulation Debates”

4.3 Harnessing Property’s Rationale and Potential: Reform, Evolution, and Opportunities

Room 251, Moderated by Dean Taylor

Elisabeth Ahlinder & Åsa Örnberg, “The Evolution and Extinction of Property Rights: Hunting, Ownership, and the Limits of Entitlement”

Kevin R Douglas, “The Virtues of Owning Business Opportunities”

Malcolm Macdonald Combe, “Lots to Talk about: Scotland’s Latest Land Reform Device and the Forced Subdivision of Large Land Holdings at Point of Sale”

4.4 Reclaiming Property Rights: Constitutional Functions of Property, Vulnerability Theory and Possessory Protection, Democratic Property, and Private Rights in Public Space

Room 257, Moderated by Jesse Benjamin Williams

Match Dawson, “Reclaiming Property”

Ernst Jacobus Marais, “Reframing Possessory Protection as a Resilience-Promoting Remedy”

F. Martin Lockman, “Transactional Governance and the Enclosure of Everything”

4.5 Sustainable Development, Infrastructure, Access, Public Space, and Governance*

Room 110, Moderated by Sally Brown Richardson

Amelia Thorpe, “Folk Law and Infrastructure”

Itzhak Ehud Kornfeld, “Water Woes: Africa’s Water Scarcity”

Konstanze von Schütz, “Property and Public Space – Causation, Correlation, or Coincidence?”

12:15 – 12:45 pm

Lunch & ALPS Announcements | *First Floor Breezeway & Room 110*

Pick up lunch and come join us in room 110 for announcements from ALPS officers and committee chairs. Vegetarian and gluten-free options will be available for lunch.

12:45 – 2:00 pm

Subcommittee Meetings & Optional Tour of Tulane’s Campus

For those interested in taking a walking tour of Tulane University’s campus, meet at the first-floor breezeway at 1:15pm. The tour will last approximately 30 minutes.

2:00 – 3:30 pm

Concurrent Panels Session V

5.1 Research Methods in Property Law

Room 151, Moderated by Björn Hoops

Björn Hoops

Yiang Zhu

Alexandra Flynn

Malcolm Combe

Jackie Dugard

5.2 Examining Zoning Practices: History, Exclusion, Inclusion, and Unzoned Counties

Room 157, Moderated by Andrea McArdle

Edward Joseph Sullivan & Caleb J Huegel, “Planning and Land Use Regulation in America -- One Hundred Years After Euclid”

Kellen Zale, “The Unzoned Country”

Nnamdi Manuel Jogwe, “The Color of Compromise: Power, Negotiation, and Equity in California’s Inclusionary Zoning Battles”

Jim Smith, “The Past and Future of Single-Family Zoning”

5.3 Data, Privacy, and Property Rights Across Contexts

Room 251, Moderated by Sally Zhu

Wian Erlank, “Privacy and Exclusion in Space Travel”

Péter Daniel Szigeti, “Property Rights in Data”

Koen Swinnen, “Data as Collateral: What do Banks Think?”

Julie Forrester Rogers, “Doxxing, Deed Fraud, and Privacy in Property Records”

5.4 Approaches to Housing Reform: Security of Tenure, Vertical Urbanization, Property Guardianship, Embeddedness, Housing Bonds, and Cooperative Rights

Room 257, Moderated by Victoria Louise Evans

Nicholas Hopkins, “Owners or Occupiers? Exploring Autonomy and Tenure in Multi-Owned Housing”

Piotr Mysiak, “One Person - One Place to Live. What Can We Learn from Polish Communists About Dealing with Shortage of Dwellings?”

Emanuele Fratto Rosi Grippaudo, “The Evolving EU Approach to the Housing Crisis Between Relaxing Budgetary and Planning Constraints and Tightening Land-Use and Short-Term-Rental Rules”

Dean Taylor, “Embedded Property? A Polanyian Framing of Property Guardianship”

5.5 Floods, Fires, and Droughts: Property, Planning, and Natural Disasters*

Room 110, Moderated by Sally Brown Richardson

William Shapiro, “Of Fires and Floods: Why Courts Should Adopt a Flood-Based Analysis to Evaluate Fire-Based Fifth Amendment Claims”

Kevin Grecksch, “A Tale of Two Water Options”

Shelley Saxer, “What Will it Take to Connect Land Use Planning to Urban Water Supply?”

Taylor Gamm, “Wildfire Takings”

3:30 – 3:45 pm

Break | *Marian Mayer Berkett Multipurpose Room*

3:45 – 5:15 pm

Concurrent Panels Session VI

6.1 Rural Spaces: Energy Sector Development, Privatization, Financialization, Farms, and Remedies

Room 151, Moderated by John Page

Jessica A Shoemaker, “The Closed Countryside: Private Property, Rural Alienation, and the Vanishing Spaces of Democracy”

Debbie Becher, “Eyes on the Land: Community Powers of Private Property”

Catherine de Contreras, “Past the Age of Lambing?: Equity, Farms, and Inheritance”

Julia Dietz (and non-presenting co-authors John C. Maerz, Jeff Hepinstall-Cymerman, Shana Jones, Asher Dozier & McKenna Eavenson), “Solar Development and Rural Land Conversion: Findings from Georgia and Understanding Property Impacts”

6.2 Applying Comparative and Historical Approaches to Land Use, Nuisance, Transactions, and Taxation

Room 157, Moderated by Robin Paul Malloy

Tyler E. Dougherty, “How to (Actually) Close a Prison”

Vincent van Hoof, “From Publicity to Notice Filing: The UCC Model’s European Reception”

Andrea McArdle, “Preservation versus Privatization: The Debate Over Selling Public Lands for Affordable Housing”

Jim Kelly, “Pung Intended: Exacting Compliance through Delinquent Property Auctions”

6.3 Property Law Through the Lens of Theory, Pluralism, Literature, Sound, and Pedagogy, and the Humanities

Room 251, Moderated by Nnamdi Manuel Jogwe

Shai Stern, “Layered Property: External Governance and Institutional Divergence”

Jackson Bernard Barnett, “Personhood and Property in Literature: Property as a Function of Memory in Yuri Trifonov’s House on the Embankment”

Sheldon Lyke, “Property Mixtape: Remixing Property Law Through Sound, Doctrine, and Cultural Memory”

Richard Shay, “Progressive Copyright and the Actualisation of Democratic Property Relations in South African Law”

6.4 Takings Examined

Room 257, Moderated by Taylor Gamm

Emilio Longoria, “AI Takings”

Timothy Harris, “The Takings Clause and the Environment”

Theodore P. Seto, “Why Judicial Changes to Property Rules Violate Section 1 of the Fourteenth Amendment”

David Charles Scott, “Taking the Irreplaceable: A Four-Dimensional Theory of Constitutive Property”

6.5 Navigating Property Intrusions, Trespass, Regulation, Eviction, Local Government, and Local Courts*

Room 110, Moderated by John Infranca

Victoria Louise Evans, “The Law’s Responses to Physical Intrusions of Land”

Alexandra Flynn (and non-presenting co-author Joe Hermer), “The Bylaw State: Encampment Evictions and the Struggle for Public Space”

Melvin John Kelley IV, “Property and Equity for Local Democracy”

Nicole Summers, “The Burden of Fees in Eviction Court”

5:15 – 5:30 pm

Closing Remarks by Sara Ross & Alexandra Flynn* | Room 110

5:30 – 7:00 pm

Closing Reception | Marian Mayer Berkett Multipurpose Room & Patio

Through the generous support of the Judge Sanford Levy Fund at Tulane Law School, enjoy a cocktail reception with appetizers and live music.

7:00 pm

Shuttle Back to Astor Crowne Plaza from Tulane Law School

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