

PROPERTY I/FUTURE INTERESTS REVIEW WORKSHEET
Professor Swanson

Type of Estate	Future Interest in Transferee	Future Interest in Transferee	Rule Against Perpetuities	Notes
Term of Years: O → A for twenty years.	Reversion	Could be followed by a remainder. Two types: 1. Vested: Ascertained takers who are not subject to a condition precedent. 2. Contingent: Unascertained takers or subject to a condition precedent.	Reversions and fully vested remainders are not subject to RAP. Contingent remainders are subject to RAP.	Typifies the lease arrangement. Can be transferred or assigned if lease agreement permits.
Life Estate: O → A for life.	Reversion	Could be followed by a remainder. Two types: 1. Vested: Ascertained takers who are not subject to a condition precedent. 2. Contingent: Unascertained takers or subject to a condition precedent.		Life estate holder can transfer their life estate to another party (called a life estate <i>per autre vie</i>).
Fee Simple, Absolute: O → A.	None	None	Not subject to RAP as drafted.	Can be sold, inherited, or devised. Best and biggest estate in land.
Fee Simple, Determinable: O → Cooley, so long as used for school purposes.	Possibility of Reverter Operates automatically upon the occurrence of the condition.	Executory Interest (if it ceases to be used for school purposes, then to C.)	Possibility of Reverter not subject to RAP. Here, executory interest violates the RAP. When the offending provision is struck out we are left with a fee simple determinable in Cooley and a possibility of reverter in O.	Created by the use of words like "so long as," "while," "during," and "until," or other words which express a durational aspect.
Fee Simple, Subject to Condition Subsequent: O → Cooley, but if it ceases to be used for school purposes, then back to O.	Right of Entry Transferor must act for this to take effect.	Executory Interest (but if it ceases to be used for school purposes, then to C.)	Right of Entry not subject to RAP. Here, executory interest violates the RAP. When the offending provision is struck out we are left with a fee simple absolute in Cooley.	Created by the use of words like "but if," "provided, however, that..." "on the condition that," or other words indicating a condition.

If the 1st future interest is a contingent remainder, the 2nd future interest in a transferee is usually also a contingent remainder.

If the 1st future interest is a vested remainder, then the 2nd future interest in a transferee is an executory interest.

Future Interests

Jan H Dalhuisen



Future Interests:

New York Field Codes 1850-1865 New York (State). Commissioners of the Code, David Dudley Field, 1998 Originally published Albany Weed Parsons Co printers 1865 The Civil Code of the State of New York Reported Complete New York (State), New York (State). Commissioners of the Code, 1865 **Children's Rights** Mhairi Cowden, 2016-04-29 Despite the existence of the UN Convention on the Rights of the Child there still exists a debate on whether children can really hold rights This book presents a clear theory of children's rights by examining controversial case studies The author presents a pathway to translating rights into practical social and political instruments for change **Internal Revenue Bulletin** United States. Internal Revenue Service, 1964 A consolidation of all items of a permanent nature published in the weekly Internal revenue bulletin ISSN 0020 5761 as well as a cumulative list of announcements relating to decisions of the Tax Court Dalhuisen on Transnational and Comparative Commercial, Financial and Trade Law Volume 4 Jan H Dalhuisen, 2022-05-05 a highly valuable contribution to the legal literature It adopts a useful modern approach to teaching the young generation of lawyers how to deal with the increasing internationalisation of law It is also helpful to the practising lawyer and to legislators Uniform Law Review Revue de Droit Uniforme Volume 4 of this new edition deals with movable and intangible property law The book addresses the transformation of the models of movable property in commercial and financial transactions between professionals in the international flow of goods services money information and technology In this transnational legal order the emphasis in the new law merchant or modern lex mercatoria of movable property turns to risk management asset liquidity and transactional and payment finality Particular attention is given to the notion of assets and asset classes the inclusion of monetary claims the transformation of assets in production and distribution chains and the type of user income and enjoyment rights that can be established in them when they become proprietary what that means the role of party autonomy in the creation and operation of these rights and how they are handled between professional participants and upon a sale to consumers The volume compares common law and civil law concepts the one being geared to improving value the other to consumption it then identifies their relevance especially in modern finance and concludes by indicating future directions The complete set in this magisterial work is made up of 6 volumes Used independently each volume allows the reader to delve into a particular topic Alternatively all volumes can be read together for a comprehensive overview of transnational comparative commercial financial and trade law *Reports and Documents* United States. Congress, *Reports of the United States Tax Court* United States. Tax Court, 1978 **The Limits of Morality** Shelly Kagan, 1989-03-09 Most of us believe that there are limits to the sacrifices that morality can demand of us We also think that certain types of acts are simply forbidden even when necessary for promoting the overall good Here Kagan argues that attempts to defend these sorts of moral limit are inadequate In thus rejecting two of the most fundamental features of commonsense morality the book offers a sustained attack on our ordinary moral views English As a Legal Language

Christine Rossini, 1998-09-18 *English as a Legal Language* is a lawyer's plain language guide to English legal terminology. Anyone who finds it difficult to express legal terms in English simply looks under the general heading to find the relevant terms and their usage. This book can also be used to find explanations of words from a translating dictionary. Further, it is structured as a thesaurus organized according to topic with an alphabetical index. More and more lawyers need the English language. But attempts to convert the language to meet one's own purpose often result in misconceptions. English legal language has its roots in the Anglo-American legal tradition and the non-native speaking lawyer may have difficulty understanding a word choice in English without also seeing how it fits into legal thinking and relates to other words in the subject area as a whole. *English as a Legal Language* offers a comparative lexicon of US and UK legal systems with references to European legal systems. Special features of this work include: The vocabulary of an entire area of law in each section; A verb section which provides guidance on substantives, adjectives, adverbs, phrases, usage as well as sample sentences and clues about typical mistakes; and An index which gives an alphabetical rendition of the topically ordered definitions essential for words that have multiple definitions. All lawyers working in English and especially continental European lawyers will find this book indispensable in their practices. The book is also of prime interest to business people, accountants, translators, legal secretaries and students. It will enable all practitioners and academics to express complex ideas in English, to understand the intricacies of English as a legal language and to avoid the potential mishaps when language barriers prevent a true meeting of minds.

Code of Federal Regulations, 1960 Special edition of the Federal Register containing a codification of documents of general applicability and future effect with ancillaries. *American Law in a Global Context* George P. Fletcher, Steve Sheppard, 2005-02-03 *American Law in a Global Context* is an elegant and erudite introduction to the American legal system from a global perspective. It covers the law and lawyering tools taught in the first year of law school, explaining the underlying concepts and techniques of the common law used in US legal practice. The ideas central to the development and practice of American law as well as constitutional law, contracts, property, criminal law and courtroom procedure are all presented in their historical and intellectual contexts, accessible to the novice but with insight that will inform the expert. Actual cases illuminate each major subject, engaging readers in the legal process and the arguments between real people that make American law an ever-evolving system. *The Journal of the Senate During the ... Session of the Legislature of the State of California* California. Legislature. Senate, 1899 **Introductory matters. General provisions applicable to all the codes. Political code. Civil code. Index to political and civil codes** Idaho, 1908

Reports of the Tax Court of the United States United States. Tax Court, 1943 Final issue of each volume includes table of cases reported in the volume **Conditional and Future Interests and Illegal Conditions and Restraints in Illinois** Albert Martin Kales, 1905 *Report* United States. Congress. Senate, **The Code of Federal Regulations of the United States of America**, 1983 The Code of Federal Regulations is the codification of the general and permanent rules

published in the Federal Register by the executive departments and agencies of the Federal Government **General and Special Laws of the State of Texas** Texas,1969 **A Theory of Complex Democracy** Daniel Innerarity,2024-12-26 Do our political systems and democracies really reflect the complex reality of the 21st century Or does politics seem to be legislating about yesterday s world In his latest book Daniel Innerarity warns of the gap between the political concepts that serve as our guide and our overly complex reality that has long ceased to respond to them Arguing that this theoretical deficit leads to a political practice that simplifies and impoverishes our democracies nourishing the demagogues and sustaining reassuring old narratives Innerarity proposes a modern update of key political concepts from power and sovereignty to territory and representation The theory of democracy originates from a time of relative social and political simplicity There was less pluralism less interdependence political entities were autarkic and the technological tools they had to handle had nothing to do with the sophistication of our artificial intelligence our financial system or the technological advances in medicine And yet Innerarity argues there is no need to despair If democracy has made the transition from the polis to the nation state from direct democracy to representative democracy there is no reason to suppose that it cannot face new challenges as long as it is provided with an adequate political architecture Drawing on a broad range of sources including classical and contemporary theorists A Theory of Complex Democracy presents a new theory of democracy and government for the 21st century a theory that starts from the premise that the most promising rejuvenation of our democracies is to make them more complex *Revenue Revisions, 1947-48* United States. Congress. House. Committee on Ways and Means,1947

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