Note: We sometimes may move more quickly or (usually) more slowly than estimated, so this syllabus expresses goals, rather than promises.

Class One: Wednesday, August 31st:
- Overview of Course
- The Nature of the Land Development Process
  Readings: Ellickson & Been, Land Use Controls (3d Edition) [hereinafter E & B], Chapter 1, pages 1-30

Class Two: Wednesday, September 7th: (Legislative Monday)
- Markets versus Planners: Why and When Is Regulation Necessary?
  Readings: E & B, Chapter 2, pages 31-71

Class Three: Monday, September 12th:
- Why and When is Regulation necessary, continued
- Zoning Basics
  Readings: E & B, Chapter 3A, pages 73-94

Class Four: Wednesday, September 14th:
- The Taking Issue
  Readings: E & B, 3C4a – 3C4d, pages 134-67
  Note: we’ll have a guest speaker: Richard Epstein, author of Takings

Class Five: Monday, September 19th:
-- The Taking Issue, continued
  Readings: E & B, Chapter 3C4e & 3C4f, pages 167-197

Class Six: Wednesday, September 21st:
-- The Taking Issue, continued

Class Seven: Monday, September 26th:
-- The Taking Issue, continued
-- The Special Problem of Nonconforming Uses and Vested Rights
  Readings: E & B, Chapter 3C4G, pages 197-209

Class Eight: Wednesday, September 28th
- Constraints on Inefficient Regulations
- Constraints on the Use of Zoning to Limit Competition
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Readings: E & B, Chapter 3B1, 3B2, pages 94-124

Class Nine: Monday, October 3rd
--Constraints on the Use of Zoning to Limit Competition, continued
--Constraints on Regulations that Discriminate
Readings: E & B, Chapter 3C1 – 3C3, pages 125-134

Class Ten: Wednesday, October 5th
--Constraints on Zoning Measures That Threaten Civil Liberties
Readings: E & B, Chapter 3D, pages 209-232

Class Eleven: Monday, October 10th
--Procedural and Remedial Aspects of the Developer's and Landowner's Rights
Readings: E & B, Chapter 3E1-3E3, pages 233-256

Class Twelve: Wednesday, October 12th
--Procedural and Remedial Aspects, continued
Readings: E & B, Chapter 3E4, pages 256-274
--Legislative Initiatives to Increase Landowners' Rights
Readings: E & B, Chapter 3F, pages 274-282

Class Thirteen: Monday, October 17th
--Constraints on Zoning Changes by Administrative Bodies
Readings: E & B, Chapter 4A, pages 283-302

Class Fourteen: Wednesday, October 19th
--Constraints on Zoning Changes by Legislative Bodies
Readings: E & B, Chapter 4B1, pages 302-341

Class Fifteen: Monday, October 24th
--Constraints on Zoning Changes by Legislative Bodies, continued
Readings: E & B, Chapter 4B2, pages 341-352

Class Sixteen: Wednesday, October 26th:
--Procedural Rights of Developers and Their Neighbors
Readings: E & B, Chapter 4C1 & 4C2, pages 352- 368

Class Seventeen: Monday, October 31st
--Environmental Impact Review Constraints on Land Use Decisions by Neighbors
Readings: E & B, Chapter 4C3, pages 368-393

Class Eighteen: Wednesday, November 2nd
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--Constraints on Land Use Decisions By Neighbors
  Readings: E & B, Chapter 4D, pages 393-409

Class Nineteen: Monday, November 7th
  --Subdivision Regulation
  Readings: E & B, Chapter 5A2 - 5A7, pages 416-444

Class Twenty: Wednesday, November 9th
  - Building Codes (Note: you should read these materials, but we will not separately discuss them in class, but instead will address them as they come up in our general discussions about the tension between regulation and housing affordability. They are a part of the regulatory picture that you should be aware of, but the issues they raise are very much like the issues we’ve discussed in the context of regulation, and especially subdivision regulation more generally.)
  Readings: E & B Chapter 5B & 5D, pages 444-469, 505-510
  -Aesthetic Zoning & Historic Preservation
  Readings: E & B, Chapter 5C, pages 469-505

Class Twenty-one: Monday, November 14th
  -- Financing the Urban Infrastructure: Special Assessments
  Readings: E & B, Chapter 7A, pages 615-634

Class Twenty-two: Wednesday, November 16th
  --Subdivision Exactions & Impact Fees
  Readings: E & B, Chapter 7B, pages 634-678

Class Twenty-three: Monday, November 21st
  --Discriminatory Land Use Controls
  Readings: E & B, Chapter 8, pages 691-730

Class Twenty-four: Wednesday, November 23rd
  --Regional Obligations of Municipalities
  Readings: E & B, Chapter 9A & 9B, pages 731-760

Class Twenty-five: Monday, November 28th
  --Obligations Regarding Low Income Housing
  Readings: E & B, Chapter 9C, pages 760-788

Class Twenty-six: Wednesday, November 30th
  --Growth Management
  Readings: E & B, Chapter 9D, pages 788-818

Class Twenty-seven: Monday, December 5th
The Use of Eminent Domain
Readings, E & B Chapter 10B, pages 823-861

Class Twenty-eight: Wednesday, December 7th
-Alternatives to Public Regulation: Nuisance and Covenants
Readings, E & B, Chapter 6, pages 511-539, 550-569, 607-614