

William A. Fischel
Professor of Economics and
Robert C. 1925 and Hilda Hardy Professor of Legal Studies, Emeritus
Dartmouth College

curriculum vita, November 2021

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Born 1945, Bethlehem, Pa. Married Janice Goldberg, 1973. One child, Josh, born 1978.
Ph.D. Princeton University, 1973. Fields: Urban Economics, Public Finance, and
Demography. Thesis: “Fiscal and Environmental Considerations in the Location
of Firms in Suburban Communities” (Advisors: Edwin Mills and Wallace Oates).
Award: Honorable Mention [second prize], National Tax Association’s
Outstanding Doctoral Dissertation Competition, 1974
B.A. Amherst College, 1967 Major: Economics; Magna cum laude, Phi Beta Kappa
Research interests: local government structure, zoning, land use law, property taxation

Professional Positions

Dartmouth College Economics Department (Arts & Sciences), 1973–2019

Professor emeritus, 2019–present; Professor, 1985–2019; Robert C. 1925 and
Hilda Hardy Professor of Legal Studies, 2010–2019; Patricia F. and William B.
Hale 1944 Professor in Arts and Sciences 2002–2010; Department Chair 2000–
02; Vice Chair, 1986–91, 1996–98; Associate Professor, 1979–85; Assistant
Professor, 1973–79.

Vermont Law School, Adjunct Professor, 1984–1991.

University of California at Davis, Visiting Associate Professor of Economics, 1980–81.

University of California at Santa Barbara, Visiting Professor of Economics, 1985–86;
visiting researcher in economics (without compensation) 2005–06.

Olin Fellow in Law and Economics, School of Law (Boalt Hall), University of
California, Berkeley, 1991–92.

Visiting Professor (without compensation), University of Washington (Seattle) Graduate
School of Public Affairs, 1998–99.

Instructor, Economics Institute for Federal Judges and Law Professors, George Mason
University School of Law, Law and Economics Center, 1995–98.

Other Professional and Community Activities

Social Science Advisory Panel, American Law Institute, Restatement of Law Fourth,
Property, 2015-2020.

Board of Directors, Lincoln Institute of Land Policy, 2006–2010

Hanover, NH, Zoning Board, 1987–97, 2019-present; chair 1993–97; vice-chair 2019.

Faculty Associate, Lincoln Institute of Land Policy, Cambridge, MA, 1997–2006;
 Visiting Fellow, 2012–13.

Organizer of “Footloose at Fifty: The Dartmouth/Lincoln Tiebout Conference in Honor
 of Wallace Oates,” Hanover, June 26–28, 2005.

Organizer (with Richard Brooks): The Dartmouth Regulatory-Takings Conference,
 Hanover, February 1988. (Frank Michelman, principal speaker).

Organizer of “Growth Management and Land Use Controls” conference of Committee on
 Taxation, Resources, and Economic Development, Lincoln Institute of Land
 Policy, Cambridge, October 6–7, 1989 (Michelle White, U. Mich., and Ben
 Chinitz, Lincoln Inst., co-organizers).

New Hampshire Judicial Council, 1996–98.

Student, University of Miami’s (now George Mason University’s) Legal Institute for
 Economists, 1980. I have also audited courses in Constitutional Law, Contracts,
 Property and Local Government at Vermont Law School, 1989–91.

Visiting Scholar, The Urban Institute, Washington, DC 1977.

Consultant to State of New Hampshire, *Claremont v. Governor* (school finance) 1996.

Consultant to New Jersey Farm Bureau case on farmland zoning, 2002.

Editorial Boards: *Eastern Economic Journal*, 1992–2006; *Land Economics* 1985–2007;
Planning and Markets (electronic journal) 1996–present; *Regulation* (Cato
 Institute) 1999–present.

Member, American Economic Association; National Tax Association; Public Choice
 Society

Courses Taught

(In order of frequency; at Dartmouth unless otherwise noted)

Urban and Land Use Economics
 Introduction to Economic Policy Issues (micro/macro survey for nonmajors)
 Economics of Law
 Introductory Macroeconomics
 Introductory Microeconomics
 Economics of Land Use Law (Vermont Law School, 1984–91)
 Public Finance
 Economics and Constitutional Law (first-year seminar)
 Economics of Utopian Fiction (first-year seminar)
 Municipal Incorporations (Univ. of Wash. Graduate School of Public Affairs, 1998–99)
 Real Estate & Housing Markets (University of California at Santa Barbara 1984–85)
 Intermediate Microeconomics (UC Santa Barbara 1984–85)
 Graduate Urban Economics (University of California at Davis 1980–81)

Books

Zoning Rules! The Economics of Land Use Regulation. Cambridge, Mass.: Lincoln Institute of Land Policy, 2015.

Reviews: Planetizen list of “ten best books in urban planning, design, and development published in 2015” www.planetizen.com/node/82685/top-10-books-2016; Nick Zaiac, Pan Am Post (June 2015); Claude Gruen, J. Regional Science (Nov. 2016); Peter Nunns, <http://transportblog.co.nz/2016/01/19/book-review-william-fischel-zoning-rules-1-of-2/>; Anonymous, <https://tricochet.com/archives/zoning-rules-the-rise-of-zoning-suburbia-and-the-homevoter/> (Feb. 2016); David Godschalk, Urban Land (Jan. 2016); Daniel Hertz, City Observatory (Nov. 2015 et seq.); Michael Lewyn, Real Estate Law Journal (2016); Samuel Staley, Independent Review (Jan. 2017)

Making the Grade: The Economic Evolution of American School Districts. Chicago: University of Chicago Press, 2009.

Reviews: Claudia Goldin, EH.Net (2010); Steven Barnett, Business Economics (2010); Phil Brand, Washington Times (Jan. 2010); Jay Greene, Education Next (Summer 2010); Josh Hall, Public Choice (2010); Floyd Hammack, American J. Sociology (2011), Ethan Hutt, History of Education Quarterly (2011).

(editor) *The Tiebout Model at Fifty: Essays in Public Economics in Honor of Wallace Oates.* Cambridge, Mass.: Lincoln Institute of Land Policy, 2006.

Reviews: Thomas McCaleb, Public Choice (2007); Fred Giertz, Publius (2008); Stephen Bailey, Urban Studies (2008)

The Homevoter Hypothesis: How Home Values Influence Local Government Taxation, School Finance, and Land-Use Policies. Cambridge: Harvard University Press, 2001 (paperback edition 2005).

Review articles: Lee Fennell, Yale Law J. (Dec. 2002); Richard Schragger, Mich. Law Rev. (May 2003). *Shorter reviews:* Janie Casello Bouges, J. Am. Taxation Assoc. (Spring 2006); John Carruthers, Reg. Sci. & Urban Econ. (Nov. 2002); Anthony Downs, APA Journal (Fall 2002); Anthony Flint, Boston Globe, Dec. 27, 2001; Larry Kenny, Public Choice (Sept. 2003); Annette Steinacker, Journal of Politics (May 2005); Paul Wyckoff, J. Econ. Literature (June 2003); John Yinger, Land Econ. (Nov. 2002); James Thorson, Eastern Econ J. (Summer 2005).

Regulatory Takings: Law, Economics, and Politics. Cambridge: Harvard University Press, 1995.

Review articles: Richard Epstein, Mich. L.R. (May 1996); James Krier, Georgetown L.R. (May 1996); Carol Rose, Yale L.J. (Jan. 1996); Thomas Ulen, Law & Social Inq. (Fall 1997). *Shorter reviews:* Steven Eagle, Cato Journal (1996); Marc Eisner, Law & Politics Book Rev. (Nov. 1995); Harold Henderson, Planning (June 1996); William Hotz, Wisc. Lawyer (May 1996); Richard Jensen, Growth & Change (Winter 1996); Robert Nelson, J. Econ. Lit. (Dec. 1996); Dick Netzer, Eastern Econ. J. (Winter 1998); Rutherford Platt, Issues Sci. & Tech (Winter 1996); Kathy Segerson, J. Policy Analysis & Mgmt. (1996); David Skeel, Public Choice (1996); William Treanor, Annals (1997); Gordon Tullock, So. Econ. J. (1996); Tom Ulen, Land Econ. (Nov. 1998).

The Economics of Zoning Laws: A Property Rights Approach to American Land Use Controls. Baltimore: Johns Hopkins University Press, 1985. (Paperback edition, September 1987)

Review article by Joseph Tomain, 55 U. Cincinnati Law Rev. 399 (1986). *Shorter reviews:* Dennis Epple, Am. Pol. Sci. Rev. (June 1987); Gary Libecap, J. Econ. Lit. (June 1986); Fred

McChesney, So. Econ. J. (April 1986); Dan Tarlock, J. Am. Plan. Assoc. (Winter 1986); Michelle White, Land Econ. (Nov. 1986).

Professional Articles, Notes, and Comments

(most recent on top)

- “John Serrano Did Not Vote for Proposition 13.” under review for publication in the *Brigham Young University Education and Law Journal* 2021.
- “Counting on Counties: How the Creation of Three Thousand Counties Shaped Local Government Across America.” Dartmouth College working paper, available at SSRN 3798788 (2021).
- “The Rise of the Homevoters: How the Growth Machine Was Subverted by OPEC and Earth Day,” in *Evidence and Innovation in Housing Law and Policy*, edited by Lee Anne Fennell and Benjamin J. Keys. Cambridge, UK: Cambridge University Press, 2017.
 - reprinted in *Powell on Real Property*, Michael Allan Wolf, ed.
- “No, Keep the Property Tax: It Is the Best Tax for Schools.” (forum comment) *Commonwealth: A Journal of Pennsylvania Politics and Policy* 18:1 (2016): pp. 14-18.
- “Are Local Property Taxes Regressive, Progressive, Or What?” (with Wallace E. Oates). *National Tax Journal* 69 (June 2016): 415-434.
- “Not by the Hand of Horace Mann: How the Quest for Land Value Created the American School System,” in *Education, Land, and Location*, edited by Gregory K. Ingram and Daphne A. Kenyon. Cambridge, Mass.: Lincoln Institute of Land Policy, 2014. (pp. 123–150)
- “Neighborhood Conservation Districts: The New Belt and Suspenders of Municipal Zoning,” *Brooklyn Law Review* 78:2 (Winter 2013): pp. 339–353.
- “Do Amish One-Room Schools Make the Grade? The Dubious Data of Wisconsin v. Yoder,” *University of Chicago Law Review* 79 (Winter 2012): pp. 107-129.
- “The Evolution of Zoning since the 1980s: The Persistence of Localism,” in *Property in Land and Other Resources*, edited by Daniel Cole and Elinor Ostrom. Cambridge, Mass.: Lincoln Institute of Land Policy, 2011. (pp. 259–287)
- “The Rest of Michelman 1967,” in *Research Handbook on the Economics of Property Law*, edited by Kenneth Ayotte and Henry Smith. Northampton, MA: Edward Elgar, 2011 (pp. 372–382).
- “The Evolution of Homeownership” (review article of Lee Anne Fennell’s *The Unbounded Home*) *University of Chicago Law Review* 77 (2010): pp. 1503–1530.
- “Neither Creatures of the State nor Accidents of Geography: The Creation of American Public School Districts in the Twentieth Century,” *University of Chicago Law Review* 77 (Winter 2010): pp. 177–199.
- “The Median Voter and School Finance Reform: How Tax-Base Sharing Undermines the Efficiency of the Property Tax,” in *The Property Tax and Local Autonomy*, edited

by Michael E. Bell, David Brunori, and Joan M. Youngman. Cambridge, Mass.: Lincoln Institute for Land Policy, 2010. (pp. 33–68).

- “The 1787 Origins of the Tiebout Model,” *2008 Proceedings of the 101st Annual Conference on Taxation* (Washington: National Tax Association, 2009).
- “Free Parking at Christmas Is Not a Tragedy of the Commons,” *Journal of Natural Resources and Policy Research* 1 (July 2009) 269–273
- “Serrano and Proposition 13: The Importance of Asking the Right Question,” in *After the Tax Revolt: California’s Proposition 13 Turns Thirty*, edited by Jack Citrin and Isaac W. Martin. Berkeley: Berkeley Public Policy Press, Institute of Governmental Studies, University of California, 2009 (pp. 89–100).
- pre-published in *State Tax Notes* 49:8 (August 25, 2008): 535–541
- “Political Structure and Exclusionary Zoning: Are Small Suburbs the Big Problem?” in *Fiscal Decentralization and Land Policies*, edited by Gregory Ingram and Yu-Hung Hong. Cambridge, Mass.: Lincoln Institute for Land Policy, 2008. (pp. 111–136)
- “Education Finance” in *The New Palgrave Dictionary of Economics* 2nd Edition, edited by Steven N. Durlauf and Lawrence E. Blume. London: Palgrave Macmillan, 2008 (on-line).
- “The Law and Economics of Cedar-Apple Rust: State Action and Just Compensation in *Miller v. Schoene*,” *Review of Law and Economics* 3 (2007): 133–195.
- “The Courts and Public School Finance: Judge-Made Centralization and Economic Research,” in Eric Hanushek and Finis Welch, editors, *Handbook on the Economics of Education*. Amsterdam: Elsevier, 2006. (Volume 2, pp. 1279–1325)
- “A Theory of Municipal Corporate Governance with an Application to Land Use Regulation” in Richard Arnott and Daniel McMillen, editors, *A Companion to Urban Economics*. Malden, Mass.: Blackwell Publishing, 2006. (pp. 372–384)
- “Footloose at Fifty: An Introduction to the Tiebout Anniversary Essays,” in *The Tiebout Model at Fifty: Essays in Public Economics in Honor of Wallace Oates*, William A. Fischel, editor. Cambridge, Mass.: Lincoln Institute of Land Policy, 2006. (pp. 1–20)
- “Will I See You in September? An Economic Explanation for the Standard School Calendar,” *Journal of Urban Economics* 59:2 (March 2006): pp. 236–251.
- “Why Voters Veto Vouchers: Public Schools and Community-Specific Social Capital,” *Economics of Governance* 7:2 (May 2006): pp. 109–132.
- “Politics in a Dynamic View of Land-Use Regulations: Of Interest Groups and Homevoters,” *Journal of Real Estate Finance and Economics* 31(4) (December 2005): 397–403.
- “Response to ‘Impact Fees and Housing Affordability’ by Vicki Been,” *Cityscape: A Journal of Policy Development and Research* 8:1 (May 2005): pp. 269–272.

- “Voting, Annexation, and Metropolitan Structure: A Comment on Gillette,” *Southern California Law Review*, symposium issue, 78:4 (May 2005): pp. 877–884.
- “The Political Economy of Public Use in Poletown: How Federal Grants Encourage Excessive Use of Eminent Domain,” *Michigan State Law Review* 2004:4 (Winter 2004): 929–955.
 - abridgement reprinted as “Before *Kelo*,” *Regulation* 28 (Winter 2005–06): pp. 32–35.
- “Comment on Arthur C. Nelson, Rolf Pendall, Casey J. Dawkins, and Gerrit J. Knaap, ‘The Link Between Growth Management and Housing Affordability: The Academic Evidence’” in Anthony Downs, editor, *Growth Management and Affordable Housing*. Washington, D.C.: Brookings Institution, 2004. (pp. 158–167).
- “Did John Serrano Vote for Proposition 13? A Reply to Stark and Zasloff, ‘Tiebout and Tax Revolts: Did *Serrano* Really Cause Proposition 13?’” *UCLA Law Review* 51:4 (April 2004): 887–932.
 - reprinted in *State Tax Notes* 33 (August 2, 2004): pp. 381–400.
- “An Economic History of Zoning and a Cure for Its Exclusionary Effects,” *Urban Studies* 41:2 (February 2004): pp. 317–340.
- “Why Are Judges So Wary of Regulatory Takings?” in Harvey M. Jacobs, editor, *Private Property in the Twenty-First Century*. Northampton, MA: Edward Elgar, 2004 (pp. 50–74).
- “The Rise of Private Neighborhood Associations: Revolution or Evolution?” in Dick Netzer, editor, *The Property Tax, Land Use and Land-Use Regulation*. Northampton, Mass: Edward Elgar 2003 (pp. 273–286).
 - abridged and reprinted in *Regulation*, Summer 2004.
- “Takings and Public Choice: The Persuasion of Price,” *Encyclopedia of Public Choice*, edited by Charles K. Rowley and Friedrich Schneider. Norwell, Mass: Kluwer Academic Publishers, 2003.
- “The World Before Wally: How Oates and Tiebout Changed Economists’ Views on Local Public Finance.” *2002 Proceedings of the 95th Annual Conference on Taxation* (Washington: National Tax Association, 2003), pp. 134–136.
- “Public Goods and Property Rights: Of Coase, Tiebout, and Just Compensation,” in Terry Anderson and Fred McChesney, editors, *Property Rights: Cooperation, Conflict, and Law*, Princeton University Press, 2002.
- “Comment on Anthony Downs’s ‘Have Housing Prices Risen Faster in Portland than Elsewhere?’” *Housing Policy Debate* 13 (Issue 1, 2002): 43–50.
- “Capitalization and Home Values: An Introductory Explanation.” *State Tax Notes* 24 (May 6, 2002): 507–521.

- “School Finance Litigation and Property Tax Revolts: How Undermining Local Control Turns Voters Away from Public Education,” in William J. Fowler, Jr., editor, *Developments in School Finance, 1999–2000*, NCES 2002–316. Washington, DC: U.S. Department of Education, National Center for Education Statistics, 2002. (pp. 79–127).
 - abridged and reprinted as “In Defense of Property Taxes,” *Wisconsin School News* 60:3 (August 2005): 14–18.
- “Municipal Corporations, Homeowners, and the Benefit View of the Property Tax,” in Wallace E. Oates, editor, *Property Taxation and Local Government Finance: Essays in Honor of C. Lowell Harriss*. Cambridge, Mass.: Lincoln Institute for Land Policy, 2001. (pp. 33–77)
 - preprinted in *State Tax Notes* 18:22 (May 22, 2000): 1781–1803.
- “Homevoters, Municipal Corporate Governance, and the Benefit View of the Property Tax,” *National Tax Journal* 54 (March 2001): 157–173.
 - reprinted in *The Economics of Land Markets and their Regulation*, edited by Paul Cheshire and Christian Hilber, Edward Elgar, 2107.
- “Why Are There NIMBYs?” *Land Economics* 77 (February 2001): 144–152.
- “Voting, Risk Aversion, and the NIMBY Syndrome: A Comment on Robert Nelson’s ‘Privatizing the Neighborhood,’” *George Mason Law Review* 7 (Summer 1999): 881–903.
 - abridged version: “Dealing with the NIMBY Problem,” in Frank Buckley, editor, *The Fall and Rise of Freedom of Contract*. Durham: Duke University Press, 1999. (pp. 177–183)
- “Does the American Way of Zoning Cause the Suburbs of U.S. Metropolitan Areas to Be Too Spread Out?” in Alan Altshuler, William Morrill, Harold Wolman, and Faith Mitchell, editors, *Governance and Opportunity in Metropolitan Areas*. Washington: National Academy Press, 1999. (pp.151–191).
- “‘The Ethics of Land Value Taxation Revisited’: Has the Millennium Arrived Without Anyone Noticing?” in Dick Netzer, editor, *Land Value Taxation: Can It and Will It Work Today?* Cambridge, Mass.: Lincoln Institute of Land Policy, 1998. (pp. 1–23)
- “Zoning, Property Taxes, and Exactions.” *Encyclopedia of Taxation and Tax Policy*, edited by Joseph Cordes, Robert Ebel, and Jane Gravelle. Washington, DC: Urban Institute Press, 1999.
- “Zoning and Land Use Regulation.” *Encyclopedia of Law and Economics*, edited by Boudewijn Bouckaert Gerrit De Geest. Edward Elgar and the University of Ghent, 1998 [online; print 2000]. <<http://allserv.rug.ac.be/~gdegeest/2200book.pdf>>
- “Eminent Domain and Just Compensation.” *The New Palgrave Dictionary of Economics and the Law*, edited by Peter Newman. London: Macmillan, 1998.

- “Why Judicial Reversal of Apartheid Made a Difference,” *Vanderbilt Law Review* (Colloquium Issue: Rethinking *Buchanan v. Warley*) 51 (May 1998): 975–991.
- “Comment on Theoretical Controversies: Land and Property Taxation,” in Helen Ladd (principal author), *Local Government Tax and Land Use Policies in the United States: Understanding the Links*, Cheltenham, UK: Edward Elgar, 1998 (pp. 41–49).
- “Serrano after Twenty-Five Years: Are America’s Schools Better and Property Taxes Fairer?” in *1996 Proceedings of the Eighty-Ninth Annual Conference on Taxation*. (Washington: National Tax Association, 1997), pp. 327–335.
- “Comment on Carl Abbott, ‘The Portland Region: Where City and Suburbs Talk with Each Other...and Sometimes Agree.’” *Housing Policy Debate* 8 (No. 1, 1997): 65–73.
 - reprinted (first half) in *Oregon Planners’ Journal* 15 (June 1998): 1 ff.
 - reprinted in *Readings in Urban Economics: Issues and Public Policy* (Robert W. Wassmer, ed.) Malden, Mass.: Blackwell, 2000.
- “How Serrano Caused Proposition 13,” *Journal of Law and Politics* 12 (1996): 607–645.
- “The Political Economy of Just Compensation: Lessons from the Military Draft for the Takings Issue,” *Harvard Journal of Law and Public Policy* 20 (Fall 1996): 23–63.
- “Preferences for School Finance Systems: Voters versus Judges,” (with Colin Campbell) *National Tax Journal* 49 (March 1996): 1–15.
- “The Offer/Ask Disparity and Just Compensation for Takings: A Constitutional Choice Perspective,” *International Review of Law and Economics* 15 (March 1995): 187–203.
- “Zoning and the Urban Environment,” in Daniel Bromley, editor, *Handbook of Environmental Economics*. Oxford: Basil Blackwell, 1995 (pp. 61–88).
- “Zoning, Nonconvexities, and T. Jack Foster’s City,” *Journal of Urban Economics* 35 (March 1994): 175–81.
- “Exploring the Kozinski Paradox: Why Is More Efficient Regulation a Taking of Property?” *Chicago-Kent Law Review* 67:3 (1991): 865–912. (Issue appeared in late 1992.)
- “Property Taxation and the Tiebout Model: Evidence for the Benefit View from Zoning and Voting,” *Journal of Economic Literature* 30 (March 1992): 171–177.
 - reprinted with additional material as chapter 16 (pp. 565–587) of *Urban Land and Housing Reform in Socialist and Formerly Socialist Countries* (George Tolley, Shou-yi Hao, and Marcia Ocomy, eds.) Mount Pleasant, Mich.: Blackstone Books, 1996.
- “Growth Management Reconsidered: Good for the Town, Bad for the Nation? A Comment,” *American Planning Association Journal* (Summer 1991): 341–344.

- “Comment on Anthony Downs, ‘The Advisory Commission on Regulatory Barriers to Affordable Housing: Its Behavior and Accomplishments,’” *Housing Policy Debate* 2 (Issue 4, 1991): 1139–1160.
- “Discounting in One Lesson,” *The Practical Litigator* 2 (September 1991): 27–36.
- “Land Use Conflicts at the Rural-Urban Border: The Agglomeration Argument,” in *National Rural Studies Committee: Proceedings of Fourth Annual Meeting* (Emery Castle and Barbara Baldwin, eds.) Corvallis, Oregon: Western Rural Development Center of Oregon State University, May, 1991.
- “Exclusionary Zoning and Growth Controls: A Comment on the APA’s Endorsement of the *Mount Laurel* Doctrine,” *Journal of Urban and Contemporary Law* 40 (1991): 65–73.
 - reprinted in *1992 Zoning and Planning Handbook* (Kenneth H. Young, ed.) Deerfield, Ill.: Clark, Boardman, Callaghan, 1992.
- *Do Growth Controls Matter? A Review of Empirical Evidence on the Effectiveness and Efficiency of Local Government Land Use Regulation*. Cambridge, Mass.: Lincoln Institute of Land Policy, 1990.
 - reprinted in *Regulatory Impediments to the Development and Placement of Affordable Housing*, Subcommittee on Policy Research and Insurance of the Committee on Banking, Finance, and Urban Affairs, U.S. House of Representatives, August 2, 1990 (Serial No. 101–153). Washington: U.S. Government Printing Office, 1990.
 - reprinted in part in *Perspectives on Property Law*, 2d ed. (Robert Ellickson, Carol Rose, and Bruce Ackerman, eds.) Boston: Little Brown, 1995. (pp. 457–469)
 - abridged version published as “What Do Economists Know About Growth Controls?” in *Understanding Growth Management: Critical Issues and a Research Agenda* (David Brower, David Godschalk, and Douglas R. Porter, eds.) Washington, Urban Land Institute, 1989.
- “Introduction: Four Maxims for Research on Land Use Controls,” [editor’s introduction for special issue] *Land Economics* 66 (August 1990): 229–236.
- “Did *Serrano* Cause Proposition 13?” *National Tax Journal* 42 (December 1989): 465–474.
- “Why Not Disown the *National Agricultural Land Study*?” pp. 199–205 in *Land Use Transition in Urbanizing Areas: Research and Information Needs* (Ralph E. Heimlich, ed.). Washington: U.S.D.A. Economic Research Service and The Farm Foundation, 1989.
- “Centralized Control: Do We Want a Double-Veto System?” *American Planning Association Journal* (Spring 1989): 205–206.
- “A Constitutional Choice Model of Compensation for Takings” (with Perry Shapiro), *International Review of Law and Economics* 9 (December 1989): 115–128.

- “Introduction: Utilitarian Balancing and Formalism in Takings,” *Columbia Law Review* 88 (December 1988): 1581–1599.
 - reprinted in *The Environment, Property, and the Law* (Ronald H. Rosenberg, ed.) Hamden, Conn.: Garland Publishers, 1998.
- “Takings, Insurance, and Michelman: Comments on Economic Interpretations of ‘Just Compensation’ Law” (with Perry Shapiro), *Journal of Legal Studies*, 17 (June 1988): 269–293.
 - reprinted in *Perspectives on Property Law*, 2d ed., pp. 514–530 (Robert Ellickson, Carol Rose, and Bruce Ackerman, eds.) Boston: Little Brown, 1995.
 - reprinted in *Liberty, Property, and the Law* (Richard Epstein, editor) Hamden, Conn.: Garland Publishing, 2000.
- “Property Rights and the Takings Clause,” in *Significant Business Decisions of the Supreme Court, 1986–87 Term*, pp. 47–56). Washington, DC: Washington Legal Foundation, 1988.
 - reprinted, with modifications, as “An Economic Analysis of the 1987 Supreme Court Regulatory Takings Decisions,” in ALI-ABA Course of Study Materials, *Inverse Condemnation and Related Government Liability*. Philadelphia: American Law Institute, 1989.
- “The Economics of Land Use Exactions: A Property Rights Analysis,” *Law and Contemporary Problems* 50 (Winter 1987): 101–113. [volume title: *Exactions*. Richard Babcock, special ed.]
 - reprinted in *Classic Readings in Real Estate and Development* (Jay M. Stein, ed.) Washington, DC: ULI—the Urban Land Institute, 1996. (pp. 231–241)
- “The Urbanization of Agricultural Land: A Review of the National Agricultural Lands Study,” *Land Economics* 58 (May 1982): 236–259.
 - reprinted, in revised form, as “Urban Development and Agricultural Land Markets,” in *The Vanishing Farmland Crisis* (John Baden, ed.) Lawrence: University Press of Kansas, 1984.
- “Is Local Government Structure in Large Urbanized Areas Monopolistic or Competitive?” *National Tax Journal* 34 (March 1981): 95–104.
- “Zoning and Land Use Reform: A Property Rights Perspective,” *Virginia Journal of Natural Resources Law* 1 (Spring 1980): 69–93.
- “Externalities and Zoning,” *Public Choice* 35 (1980): 37–43.
- “Zoning and the Exercise of Monopoly Power: A Reevaluation,” *Journal of Urban Economics* 8 (November 1980): 283–292.
- “Equity and Efficiency Aspects of Zoning Reform,” *Public Policy* 27 (Summer 1979): 301–332.

- “Determinants of Voting on Environmental Quality: A Study of a New Hampshire Pulp Mill Referendum,” *Journal of Environmental Economics and Management* 6 (June 1979): 107–118.
- “A Property Rights Approach to Municipal Zoning,” *Land Economics* 54 (Feb. 1978): 54–81.
 - reprinted in *Municipal Expenditures, Revenues and Services* (W. Patrick Beaton, ed.) New Brunswick: Rutgers University Center for Urban Policy Research, 1983.
 - reprinted in *The Economics of Housing* (John M. Quigley, ed.) London: Elgar, 1998.
- “An Evaluation of Proposals for Metropolitan Sharing of Commercial and Industrial Property Tax Base,” *Journal of Urban Economics* 3 (July 1976): 253–263.
- “Fiscal and Environmental Considerations in the Location of Firms in Suburban Communities,” in *Fiscal Zoning and Land Use Controls* (Edwin S. Mills and Wallace E. Oates, eds.) Lexington, Mass.: Heath-Lexington, 1975.
- Digest of Ph.D. thesis in *1974 Proceedings of Sixty-Seventh Annual Conference on Taxation* (Columbus, Ohio: National Tax Association, 1975), pp. 632–656.
- “An Analysis of Automatic Stabilizers in a Small Econometric Model,” (with James A. Chalmers), *National Tax Journal* 20 (December 1967): 432–443.

•• *unpublished working papers* ••

- “The Politics and Economics of Metropolitan Sprawl.” Available at SSRN 2552918 (January 2015; draft chapter 8 of *Zoning Rules!*)
- “From Nectow to Koontz: The Supreme Court's Supervision of Land-Use Regulation.” Available at SSRN: <http://ssrn.com/abstract=2471906> (July 2014; draft chapter 3 of *Zoning Rules!*)
- Optimal Suburban Densities: History and Theory Available at SSRN: <http://ssrn.com/abstract=2366083> (2013; draft chapter 7 of *Zoning Rules!*)
- Fiscal Zoning and Economists' Views of the Property Tax. Available at SSRN <http://ssrn.com/abstract=281955> (2013; draft chapter 4 of *Zoning Rules!*)
- “The Competitive Structure of Urban School Districts in the United States and an Explanation for Its Regional Variation” (with Sarah Battersby) Working Paper, January 2008. (incorporated in *Making the Grade*, chapter 5)
- “The Congruence of American School Districts with Other Local Government Boundaries: A Google-Earth Exploration,” Working Paper, March 2007. (incorporated in *Making the Grade*, chapter 5)

Book Reviews

- The Environmental Advantages of Cities*, by William B. Meyer, *Regulation* (Winter 2013–14): pp. 66–68.
- City Bound: How States Stifle Urban Innovation*, by Gerald Frug and David Barron, in *Journal of Planning Education and Research* 20 (September 2009): pp. 117–119.
- The Rule of Law, Freedom, and Prosperity*, by Todd J. Zywicki (editor), in *The Law and Politics Book Review* 14 (June 2004): 493–497.
- Final Test: The Battle for Adequacy in America's Schools* by Peter Schrag, in *Education Next* Summer 2004, pp. 77–79.
- Courts as Policymakers: School Finance Reform Litigation* by Anna Lukemeyer, in *The Law and Politics Book Review* 13 (January 2003)
- The Takings Issue: Constitutional Limits on Land-Use Control and Environmental Regulation* by Robert Meltz, Dwight H. Merriam, and Richard M. Frank, in *The Law and Politics Book Review* 9 (July 1999): 336–339.
- Consent, Dissent, and Patriotism* by Margaret Levi in *Journal of Economic History* 59 (March 1999): 262–264.
- Property and Freedom: The Constitution, the Courts, and Land-Use Regulation* by Bernard H. Siegan in *The Law and Politics Book Review* 8 (April 1998): 175–179.

- Housing Partnerships: A New Approach to a Market at a Crossroads* by Andrew Caplin, Sewin Chan, Charles Freeman, and Joseph Tracy, in *Regulation* (Winter 1998): 71–72.
- New Visions for Metropolitan America* by Anthony Downs, in *Journal of Economic Literature* 33 (December 1995): 2027–2029.
- Property Taxes and Tax Revolts*, by Arthur O’Sullivan, Terri Sexton, and Steven Sheffrin, in *Journal of Economic Literature* 33 (March 1995): 48–49.
- Bargaining with the State* by Richard Epstein, in *Journal of Economic Literature* 32 (December 1994): 1915–1916.
- Regulation for Revenue: The Political Economy of Land Use Exactions* by Alan Altshuler and Jose Gomez-Ibanez, in *Journal of Policy Analysis and Mgt*, 13 (Fall 1994): 792–796.
- Order without Law: How Neighbors Settle Disputes* by Robert Ellickson, in *Land Economics* 69 (March 1993): 113–115.
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Miscellaneous Notes, Reports, and Articles

- “The Real Race to the Top.” *Regulation* 33 (Fall 2010): pp. 2–4.
- Reviewer of draft TRB-IOM (Transportation Research Board - Institute of Medicine) report, “Built for Inactivity? The Role of the Built Environment in Physical Activity Levels in the United States,” National Academy of Sciences, 22 Nov 2004.
- “The 1991 NIMBY Report’s Relevance in 2002.” Report to the U.S. Department of Housing and Urban Development, November 8, 2002.
- “Sprawl and the Federal Government.” *Cato Policy Report* 21 (September/October 1999): 1, 10–12.
- “Metropolitan Sharing of Local Property Tax Bases: Maybe Not Such a Good Idea, After All,” in *The Value of Land: 1998 Annual Review*. (pp. 26–31) Cambridge: Lincoln

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“Lead Us Not Into Penn Station: Takings, Historic Preservation, and Rent Control,” *Fordham Environmental Law Journal* 6 (No. 3, 1995): 749–754.

“The Local Property Tax: An Efficient Method of Funding High-Quality Public Education in New Hampshire,” A report to the State of New Hampshire in reference to *Claremont v. Governor* November, 1995.

Report: “Much Ado About Nothing: A Critique of the Farm and Forest Research Project of the Oregon Department of Land Conservation and Development.” Prepared for the Oregon Association of Realtors, August 1991.

“The Economic Effects of Local Land Use Regulations on the Housing Market,” in *Regulatory Impediments to the Development and Placement of Affordable Housing*, Subcommittee on Policy Research and Insurance of the Committee on Banking, Finance, and Urban Affairs, U.S. House of Representatives, August 2, 1990 (Serial No. 101–153). Washington: U.S. Government Printing Office, 1990, pp. 39–49.

“Urban Economics and Zoning,” *Urban Land* 45 (July 1986): 34–35.

Discussion Editor: “Redistribution of Income through Regulation in Housing,” *Emory Law Journal* 32 (Summer 1983): 767–819.

Report: “The Growth of Business and Industry in the Nashua Regional Planning Area: Recent Trends and Prospects for the Next Decade.” Prepared for the Nashua [N.H.] Regional Planning Commission, December 1981.

Report: “Zoning and Suburban Housing Costs: The Effects of Legal Rights and Government Structure.” Prepared for U.S. Department of Housing and Urban Development, June 1979.

“Aesop’s Paradox: The Classical Critique of Democratic Decision Processes,” *Journal of Political Economy* (miscellany section) 80 (January 1972): 208–212.

Oral Presentations since 2003

(Person in parentheses was responsible for my invitation or organized/chaired the session.)

Urban Expansion Webinar III: The Containment of Urban Expansion, moderator and discussant, Marron Institute of NYU webinar, November 4, 2021 (Solly Angel, NYU)

William and Mary Law School, Eighteenth Annual Brigham-Kanner Property Rights conference to honor Vicki Been “Vicki’s Earworm: What’s Fairness Got to Do with it?” Williamsburg, Virginia, Oct. 30, 2021 (Lynda Butler, W&M Law)

American Bar Association section on State and Local Government, Land Use Institute webinar on affordable housing, “The Homevoter Hypothesis,” Jan. 13, 2021 (Peter Buchsbaum, ABA)

Land-Use Regulation and Housing Affordability webinar, “Ideology and Exclusion: Is Zoning Racist?” St. Anselm College, Manchester, NH, August 13, 2020 (Jason Sorens, St. Anselm)

Fannie Mae, seminar on *Zoning Rules!*, Washington, DC, January 13, 2020 (Michael Lacour-Little, Fannie Mae)

Utah Land Use Institute, Keynote speaker, “Homevoters and Land Use,” Sandy UT, October 30, 2019 (Chris Nelson, University of Arizona).

University of Southern California, conference honoring Howard Ahmanson Sr., “Homevoters and Home Values: How Did We Get Here?” Los Angeles, August 1, 2018 (Howard Ahmanson, Jr.)

University of Minnesota Law School, 20th Annual Takings Conference, “Zoning, Takings, and Housing. Minneapolis, October 7, 2017 (John Echeverria, Vermont Law School)

Florida State University, DeVoe Moore Center for Local Government, symposium on my book, *Zoning Rules!* Tallahassee, February 1, 2017 (Samuel Staley, FSU)

George Washington University, Sustainable Urban Planning Program, “Rise of the Homevoters,” Washington, DC, October 27, 2016 (John Carruthers, GWU).

MIT Department of Urban Planning, comments on Lee Fennell’s presentation on racial discrimination in housing search, Cambridge, September 13, 2016 (Justin Stiel, MIT).

Levin School of Law, University of Florida, Wolf Family Lecture on American Law of Property, Gainesville, September 1, 2016 (Michael Wolf, U Florida).

University of Chicago School of Law, Kreisman Conference on Housing, “The Rise of the Homevoters: How the Growth Machine Was Subverted by OPEC and Earth Day,” Chicago, June 3, 2016 (Lee Fennell, Chicago).

Yale Law School “Cityscapes” conference on international comparative land use law, “The Rise of the Homevoters,” New Haven, April 2, 2016 (Robert Ellickson, Yale).

New York University, Marron Institute for Urban Management, “The Rise of the Homevoters,” New York, March 8, 2016 (Paul Romer, NYU).

Public Choice Society, “The Rise of the Homevoters,” Fort Lauderdale, FL, March 12, 2015 (Roberta Herzberg, PCS).

George Washington University, Sustainable Urban Planning Program, “Zoning Rules: The Economics of Land Use Regulation,” Washington, DC, October 16, 2015 (John Carruthers, GWU).

Cato Institute, “Zoning Rules” <http://www.cato.org/events/zoning-rules-economics-land-use-regulation>. Washington, DC, October 16, 2015 (Mark Calabria, Cato).

Universitat Pompeu Fabra, “The Economic History of Zoning in the United States,”
Barcelona, Spain, July 3, 2014 (Fernando Gomez, U. Pompeu Fabra)

Spanish Association of Law and Economics (AEDE), keynote/roundtable talk, “Zoning
Laws, Real Estate, and Competition,” Malaga, Spain, June 27, 2014 (Alberto Ruiz-
Ojeda, AEDE).

American Planning Association (APA) meetings, Bettmann Symposium, “The
Economics of Land Use Exactions,” Atlanta, Georgia, April 28, 2014 (Molly Stuart,
APA).

University of Connecticut School of Law, “Optimal Community Size: Theory and
History,” Hartford, CT, March 5, 2014 (Peter Siegelman, UConn).

National Tax Association, “Are Property Taxes and Impact Fees Sufficient to Produce
Optimal Suburban Densities?” Tampa, Florida, Nov. 21, 2013 (Eric Brunner,
UConn).

William and Mary Law School, Tenth Annual Brigham-Kanner Property Rights
conference to honor Thomas Merrill, “Are Governments Deterred by Compensation
Requirements?” Williamsburg, Virginia, Oct. 18, 2013 (Lynda Butler, W&M Law).

Lincoln Institute of Land Policy conference on Education, Land, and Location, “Not by
the Hand of Horace Mann: How the Quest for Land Value Created the American
School System.” Cambridge, Mass., June 3, 2013 (Gregory Ingram, Lincoln
Institute).

Liberty Fund conference “Liberty and Free Cities,” Antigua, Guatemala, January 11–12,
2013 (Robert Nelson, U. Maryland).

National Tax Association, “Fiscal Zoning and Economists’ View of the Property Tax,”
Providence, RI, November 17, 2012 (Jonathan Rork, Reed College).

William and Mary School of Law, Ninth Annual Brigham-Kanner Property Rights
Conference to honor James Krier, “Property Rights in Times of Economic Crisis,”
Williamsburg, VA, October 12, 2012 (Lynda Butler, W&M Law).

NBER Summer Institute, formal comment on Chen and Yeh, “Growth Under the Shadow
of Expropriation? The Economic Impacts of Eminent Domain,” Cambridge, July 25,
2012 (Joe Gyourko, Penn and NBER).

Dartmouth Cross-Campus Faculty Seminar, “Should the Old-Order Amish Go to High
School?” Hanover, February 22, 2012 (Dan Rockmore and Andrew Samwick,
Dartmouth).

Brooklyn Law School, Trager Symposium, “Neighborhood Conservation Districts: The
New Belt and Suspenders of Municipal Zoning,” New York, February 10, 2012
(Chris Serkin, Brooklyn Law).

University of Kentucky, Martin School of Public Affairs, Distinguished Scholar Lecture,
“Why We Should Respect Summer Vacation and Other Misunderstood Virtues of
American Education,” Lexington, February 1, 2012 (Bill Hoyt, UK).

University of Arkansas Department of Education Reform Lecture Series, “Will I See You in September? Why the Standard School Calendar Makes Education Reform Difficult and the Economy More Productive,” Fayetteville, September 9, 2011 (Bob Costrell, U. Ark.)

University of Chicago Law School symposium, Understanding Education in the United States: Its Legal and Social Implications, “Do Amish One-Room Schools Make the Grade: The Dubious Data of *Wisconsin v. Yoder*,” Chicago, June 17, 2011 (Richard Epstein, NYU Law).

International Academic Association on Planning Law and Property Rights, Keynote presentation: “Rethinking the Economics of Zoning,” Edmonton, Alberta, May 27, 2011 (Eran Kaplinsky, U. Alberta).

Association for Education Finance and Policy, “Do Amish One-Room Schools Make the Grade?” Seattle, March 25, 2011 (Susanna Loeb, Stanford).

Lincoln Institute of Land Policy conference on The Evolution of Property Rights Related to Land and Natural Resources, “The Evolution of Zoning Since the 1980s,” Cambridge, Mass., September 21, 2010 (Daniel Cole and Elinor Ostrom, Indiana U.)

Indiana University School of Public and Environmental Affairs, “An Evolutionary Approach to the Economics of Local Government,” Bloomington, September 3, 2010 (Justin Ross, SPEA).

American Association of Law Schools midyear meeting, “Homevoters after the Financial Crisis,” New York, June 11, 2010 (Eduardo Peñalver, Cornell LS).

Lincoln Institute of Land Policy, Urban Economics Seminar, comment on “Are Property Taxes Forcing the Elderly Out of their Homes?” Cambridge, May 7, 2010 (Dan McMillen, U. Ill.).

Florida State University, LeRoy Collins Institute seminar on States as Facilitators or Obstructionists of Local Government, “The Congruence of American School Districts with Other Local Government Boundaries: A Google-Earth Exploration,” Tallahassee, February 27, 2010 (Carol Weissert, FSU).

United States Census Bureau, Census of Governments, “Making the Grade” (overview of book), Suitland, MD, February 1, 2010 (Christopher Pece, US Census).

Dartmouth College, Rockefeller Center for Public Policy, “Making the Grade” (overview of book), Hanover, October 6, 2009 (Andrew Samwick, Dartmouth).
<https://www.youtube.com/watch?v=PBogXNx-t-U>

University of Chicago Law School Conference on Reassessing the State and Local Government Toolkit, “Neither Creatures of the State nor Accidents of Geography: The Consolidation of American Public School Districts in the Twentieth Century,” Chicago, June 26, 2009 (Lee Ann Fennell, Chicago LS).

Lincoln Institute of Land Policy Urban Economics symposium, comment on Maurice Dalton and Jeff Zabel, “The Impact of Minimum Lot Size Regulations On House Prices in Eastern Massachusetts,” Cambridge, April 4, 2009 (Dan McMillan, Illinois).

American Education Finance Association, “Neither Creatures of the State nor Accidents of Geography: The Consolidation of American Public School Districts in the Twentieth Century,” Nashville, Tenn., March 17, 2009 (Nora Gordon, UCSD).

Lincoln Institute/George Washington University Institute of Public Policy Property Tax Roundtable, “The Median Voter and School Finance Reform,” Washington, DC, February 13, 2009. (Hal Wolman, GWU).

National Tax Association meetings, “The 1787 Origins of the Tiebout Model,” Philadelphia, November 21, 2008 (Deborah Carroll, Syracuse).

UC Berkeley, Institute of Government Studies, “Serrano and Proposition 13: The Importance of Asking the Right Questions,” presentation for conference on “Proposition 13 at Thirty: The Political, Economic and Fiscal Impacts,” Berkeley, June 6, 2008 (Isaac Martin, UC San Diego).

Rutgers University Land Use Institute, “The Linkage between Land Use Policy and Economic Growth,” keynote address for New Jersey Institute for Continuing Legal Education, New Brunswick, May 12, 2008 (Robert Burchell, Rutgers).

MIT Center for Real Estate, “Making the Grade: The Economic Transformation of America’s Public School Districts,” Cambridge, April 24, 2008 (Henry Pollakowski, MIT).

American Education Finance Association meetings, “The 1787 Origins of the Tiebout Model,” Denver, April 11, 2008 (Thomas Downes, Tufts).

University of Wisconsin, Departments of Urban and Regional Planning, Real Estate and Urban Land Economics, Agricultural and Applied Economics, and LaFollette School of Public Affairs public lecture, “Political Structure and Exclusionary Zoning: Are Small Suburbs the Big Problem?” Madison, February 18, 2008 (Harvey Jacobs, UWisc).

University of California at Irvine–Merage School of Business Winter Symposium on Urban Research, keynote speech: “Housing Markets and Land-Use Regulation,” Laguna Beach, CA, February 8, 2008 (Kerry Vandell, UCI)

Lincoln Institute of Land Policy, “The Decline in the Number of School District in the Twentieth Century: A Bottom-Up Explanation,” Cambridge, Mass., September 19, 2007 (Joan Youngman, LILP)

Cornell University Law School workshop, “The Congruence of American School Districts with Other Local Government Boundaries: A Google-Earth Exploration,” Ithaca, NY, September 14, 2007 (Michael Heise, Cornell LS)

University of Colorado Law School, Property Works in Progress conference, “Political Structure and Exclusionary Zoning: Are Small Suburbs the Big Problem?” Boulder, June 14, 2007 (Nestor Davidson, U Colorado, and Ben Barros, Widener Univ.)

Lincoln Institute of Land Policy, Urban Land Conference, “Political Structure and Exclusionary Zoning: Are Small Suburbs the Big Problem?” Cambridge, Mass., June 5, 2007. (Greg Ingram, Lincoln Inst.)

American Education Finance Association meetings, “The Congruence of American School Districts with Other Local Government Boundaries: A Google-Earth Exploration,” Baltimore, March 23, 2007 (Anthony Rolle, Texas A&M).

National Tax Association meetings, “The Competitive Structure of Urban School Districts in the United States,” Boston, November 17, 2006 (William Gentry, Williams College).

Lincoln Institute of Land Policy, Urban Land Conference, chair of session on land value, Cambridge, June 5, 2006 (Greg Ingram, Lincoln Inst.)

University of Washington, Evans School of Public Policy, “The Competitive Structure of Urban School Districts in the United States,” Seattle, May 26, 2006 (Laura Evans, UW).

University of California, Santa Barbara, “The Law and Economics of Miller v. Schoene,” UCSB Takings Conference, May 13, 2006 (Perry Shapiro, UCSB).

University of California, Santa Barbara, “The Economic Evolution of School Districts,” labor/public economics seminar, April 14, 2006 (Kelly Bedard, UCSB).

American Education Finance Association meetings, “School Districts and Tiebout Choice: Reflections on the Number, Size, and Shape of School Districts in the United States,” Denver, Colorado, March 23, 2006 (Jacob Adams, U. Washington).

West Virginia University, Economics Department, “Will I See You in September?” Morgantown, WV, March 10, 2006 (Joshua Hall, WVU).

University of Kentucky, Martin School of Public Affairs, “Why Voters Veto Vouchers,” Lexington, KY, March 8, 2006. (David Wildasin, Martin School).

Research Group in Administrative Law, University of Malaga, and the Spanish Foundation for Regulation Studies (Fundación de Estudios de Regulación), “The Coasian Approach to Property Rights: Land and Environmental Regulation and Public Goods Provision” Sotogrande and Madrid, Spain, February 17 and 24, 2006. (Alberto Ruiz-Ojeda, U. Malaga)

County Counsels Association of California, Taxation Study Section Conference, “What Caused Proposition 13?” Santa Barbara, California, November 18, 2005. (William Sias, Los Angeles Asst. County Counsel).

Dartmouth College, Rockefeller Center, “Introduction to the Dartmouth/Lincoln Tiebout Conference,” Hanover, June 28, 2005.

University of Illinois-Chicago, “Categorizing Land Use Restrictions,” workshop on The Impact of Land Use Restrictions on Property Values, Lincoln Institute and University of Illinois-Chicago, Chicago, May 6, 2005 (Richard Dye, LILP, and Dan McMillen, UIC)

Lincoln Institute of Land Policy, panelist, Journalist Fellowship Program, Land Conservation: Policy, Practice and Reform, Cambridge, April 27–28, 2005 (Joan Youngman, LILP)

American Educational Finance Association Meetings, “Will I See You in September? An Economic Explanation for the Standard School Calendar,” Louisville, KY, March 18, 2005 (Tom Downes).

MIT Center for Real Estate, guest lecture, “The Homevoter Hypothesis,” Cambridge, Mass., March 8, 2005 (Lynn Fisher & Henry Pollakowski, MIT).

Lincoln Institute of Land Policy, panelist on conservation easements, Cambridge, Mass., February 18, 2005 (Jeff Pidot & Joan Youngman, LILP).

University of Virginia School of Law conference on local government, commentator on Frug and Barron paper, Charlottesville, Va., January 29, 2005 (Richard Schragger UVA).

UC Irvine, Cal Tech, and USC Law School conference on “The Impact Of Direct Democracy,” comments on Clayton Gillette, “Voting with Your Hands: Direct Democracy in Annexation,” Irvine, CA, January 15, 2005 (Amihai Glazer, UC Irvine).

William and Mary Law School, “Frank Michelman’s Contributions to the Law and Economics of Just Compensation,” Williamsburg, Va, November 6, 2004 (Eric Kades, W&M).

University of Pennsylvania Law School, “The Law and Economics of Cedar Apple Rust,” Philadelphia, October 5, 2004 (Jason Johnston, Penn).

Center for Economic Studies—Program on Education Policy and Governance conference on Schooling and Human Capital Formation in the Global Economy, discussant , CES/ifo, Munich, September 3–4, 2004 (Paul Peterson, Harvard)

U.S. Department of Housing and Urban Development, discussant on impact fees for Research Conference on Regulatory Barriers to Affordable Housing, Washington, DC, April 22, 2004 (Michael Schill, NYU Law)

Williams College Economics Department seminar, “Will I See You in September? An Economic Explanation for the Summer School Vacation,” Williamstown, March 18, 2004 (Steve Sheppard, Williams)

American Education Finance Association meetings, “Why Voters Veto Vouchers: Public Schools and Community-Specific Social Capital,” Salt Lake City, March 12, 2004 (Tom Downes, Tufts)

Fordham University Law School, “Did John Serrano Vote for Proposition 13?” New York, March 9, 2004 (Siegelman, Fordham)

University of Michigan Law School, “Why Voters Veto Vouchers: Public Schools and Community-Specific Social Capital,” faculty seminar, Ann Arbor, January 26, 2004 (Rick Hills, UMLS).

Association of American Law School , Section on State and Local Government, Commentary on “Atlanta: Localism’s Past or Its Future?” Atlanta, January 4, 2004 (David Barron, Harvard Law School).

Amherst College Education Finance Research Meeting, “Will I See You in September? An Economic Explanation for the Summer School Vacation,” Amherst, Mass., September 12, 2003 (Steve Rivkin, Amherst).

Lincoln Institute of Land Policy Media Fellowship Conference, “Homevoters and Sprawl,” keynote address for the Cambridge, Mass., June 12, 2003 (Joan Youngman and Armando Carbonell, LILP).

Short biography feb16

Bill Fischel is the author of *Zoning Rules! The Economics of Land Use Regulation*, published in 2015 by the Lincoln Institute of Land Policy in Cambridge, Mass. It was listed as one of the ten best books on planning in 2015 by Planetizen. The book combines Fischel's scholarship, his students' insights, and his service on the Hanover Zoning Board to explain how zoning works and affects the American economy. Bill has taught economics at Dartmouth College since 1973. He received his PhD from Princeton and his BA from Amherst College. Fischel's scholarship focuses on local government. He is also the author of *The Economics of Zoning Laws* (Johns Hopkins, 1985), *Regulatory Takings* (Harvard, 1995), *The Homevoter Hypothesis* (Harvard, 2001), and *Making the Grade: The Economic Evolution of American School Districts* (Chicago, 2009).