



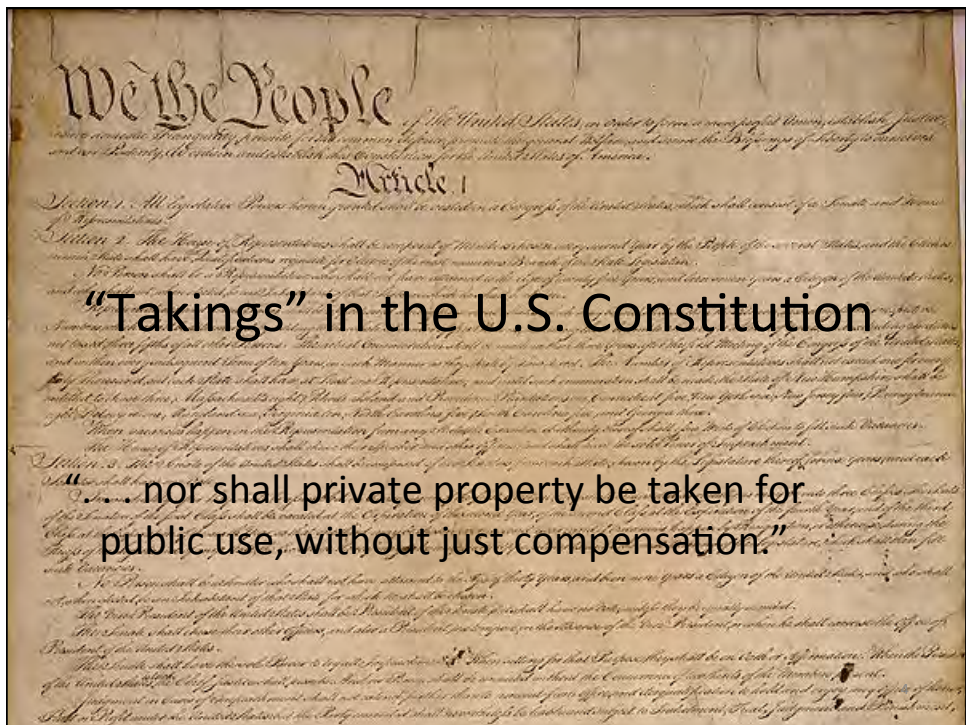
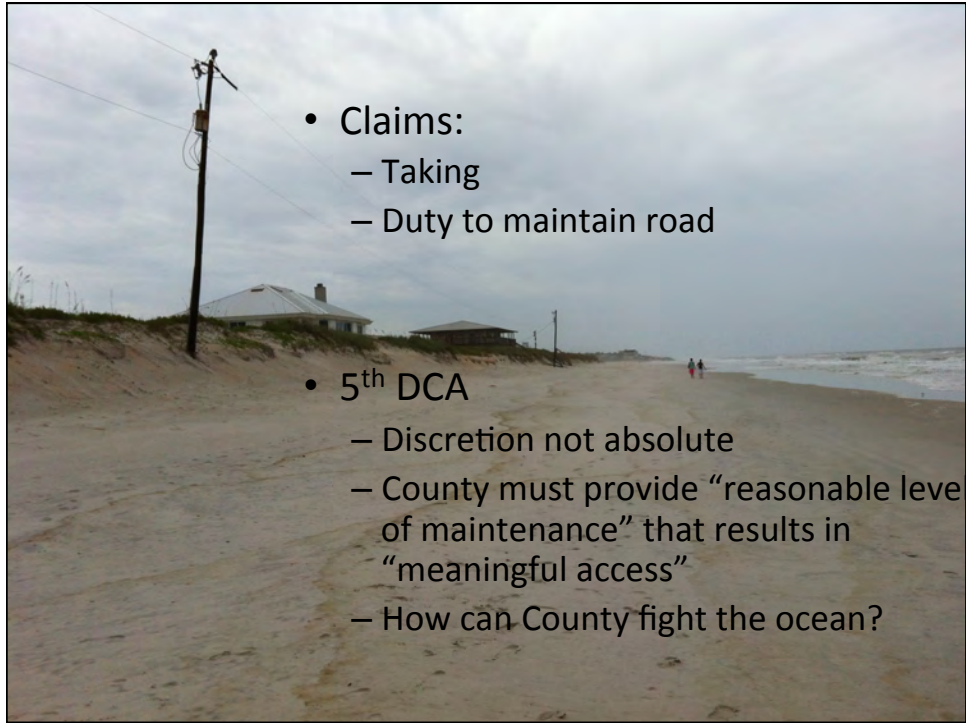
Sea-Level Rise Adaptation: The Role of Property and Its Protections

Thomas Ruppert
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Association of Climate Change Officers'
2015 Rising Seas Summit

Florida Sea Grant College Program 





“...when [our current idea of property] emerged in the nineteenth century, it was greeted with considerable dissent and resistance. Far from being timeless, our image of ownership reflects the dominant values and aspirations of the industrial, frontier era. Lawmakers of that era revised ownership norms to help them achieve the development goals that then prevailed.”

-Eric Freyfogle, *On Private Property: Finding Common Ground on the Ownership of Land*

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Passive Takings: The State's Affirmative Duty to Protect Property

Christopher Serkin*

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“At the center of today’s debate [about property] . . . Lies a collective failure on our part to think clearly and intently about the institution [of property], how it works, why it exists, and many shapes it can take, in terms of landowner rights and responsibilities. . . . In operation, [the right to property] is less an individual right than a tool society uses to promote overall social good. Important truths about this arrangement have largely passed from our collective memory. We need to regain these truths.”


-Eric Freyfogle, *On Private Property: Finding Common Ground on the Ownership of Land*

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“[A] foolish man . . . built his house on sand. The rain came down, the streams rose, and the winds blew and beat against that house, and it fell with a great crash.”

Matthew 7: 26-27

A photograph of a coastal scene. In the foreground, there is a large, light-colored concrete structure, possibly a culvert or a foundation, partially buried in sand and debris. In the background, a wooden house on stilts is visible, situated on a rocky and sandy shore. The ocean is visible in the distance under a clear blue sky.

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