

Business law ii

Law



Property Owners Rights and Restrictions: Land, Environment and Social Issues Affiliation Are all of the modern changes necessary improvements to the law, or are they unreasonably negative limitations upon property owners?

The property owners' rights and restrictions are a necessity in the modern world today. There are different mechanisms such as zoning boundaries, water restrictions, reasonable subsurface rights, and air restrictions used to create land use restrictions on property owners (Oorschot, 2001).

These rights and restrictions are meant for good reasons. Most property owners have to be restricted on how they use land and other resources on land due to the amount of degradation they create in the environment (Chigara, 2011). Accordingly, the legislative authorities created laws that would govern how the owners would use their property and at the same time safeguard the surroundings of their properties (Oorschot, 2001).

Surface Rights

Landowners have the right to occupy the surface of their land. However, they are regulated by zoning restrictions. The restrictions eliminate the chances of owners from using their property for whatever purpose they wanted (Oorschot, 2001).

Air rights

Landowners have a right to the air above and below their properties to a reasonable extent. The moderate extent is guided by the property owners air regulations (Chigara, 2011).

Vegetation Rights

Landowners are also entitled to vegetation rights. Such rights include planting trees, crops, and other vegetation on his or her land (Oorschot, <https://assignbuster.com/business-law-ii-essay-samples/>

2001). Even so, environmental regulations are set so as to regulate these activities. Chigara (2011) states that if property owners were left to use the vegetation of their land as they deem right, the levels of pollution would rise to alarming rates. Environmental laws are meant to improve the air quality, for instance, the ordinance law that restricts burning out-of-doors (Oorschot, 2001).

Anti-Discrimination Laws

These laws protect any land owners and their rightfully earned properties regardless of gender, race, color, sex, national origin, handicap or family status (Fonjong, 2012). This act is concurrent with the building codes act and the easement act. All land owners developing the property for commercial purposes should obtain rightful documentation (Fonjong, 2012).

References

- Chigara, B. (2011). Southern African Development Community Land Issues. Hoboken: Taylor and Francis.
- Fonjong, L. (2012). Issues in womens right to land in Cameroon. Cameroon: Langaa Research & Publishing CIG.
- Oorschot, W. (2001). Troublesome targeting: On the multilevel causes of nontake-up. Praeger.