

TIMOTHY M. MULVANEY

Professor of Law • Texas A&M University School of Law
1515 Commerce Street, Fort Worth, Texas 76102
Office: (817) 212-3968 • Mobile: (610) 291-3610 • Email: tmulvaney@law.tamu.edu

ACADEMIC APPOINTMENTS

TEXAS A&M UNIVERSITY SCHOOL OF LAW

Hank & Anne Paup Chair in Law (2023-present)

Professor of Law (2014-present)

Associate Dean for Faculty Research and Development (2017-2021)

Associate Professor of Law (2010-2014)

Secondary Joint Appointment, Texas A&M University-Galveston, Department of Marine Sciences (2020-present)

HARVARD LAW SCHOOL

Visiting Scholar (on leave from Texas A&M in 2016-2017)

Courses: Property; Land Use; Environmental Law; Natural Resources Law; Property Theory

Awards/Recognition:

- American Law Institute, Member (elected 2022)
- Texas A&M School of Law, Dean's Research Scholar (2022-present)
- Texas A&M University, Chancellor's EDGES Fellow (2020-present)
- University of Cambridge, Faculty Fellow of the Centre for Property Law (2018-present)
- Texas A&M School of Law, 1L "Professor of the Year" (2012, 2013, 2014, 2015, 2016)

SCHOLARLY PUBLICATIONS

The Exactions Illusion, in progress (co-authored with Lee Anne Fennell)

Per Se Non-Takings, in progress (co-authored with Nestor Davidson)

Reconceptualizing Background Principles, 109 MINNESOTA LAW REVIEW (forthcoming 2024)

Beneath the Property Taxes that Finance Education, 123 COLUMBIA LAW REVIEW 1325 (2023)

Property and Education, 123 COLUMBIA LAW REVIEW 1189 (2023) (co-authored with LaToya Baldwin Clark)

Essential Property, 107 MINNESOTA LAW REVIEW 605 (2022) (co-authored with Joseph W. Singer)

Property's Compulsory Terms, 117 NORTHWESTERN UNIVERSITY LAW REVIEW 191 (2022)

Takings Localism, 121 COLUMBIA LAW REVIEW 215 (2021) (co-authored with Nestor Davidson)*

Walling Out, 94 SOUTHERN CALIFORNIA LAW REVIEW 1 (2021)

A World of Distrust, 120 COLUMBIA LAW REVIEW FORUM 153 (2020)

The State of Exactions, 61 WILLIAM & MARY LAW REVIEW 169 (2019)

Property-as-Society, 2018 WISCONSIN LAW REVIEW 911 (2018)

Non-Enforcement Takings, 59 BOSTON COLLEGE LAW REVIEW 145 (2018)†

* Selected for re-publication in Thomson Reuters' Zoning & Planning Law Handbook.

† Selected for re-publication in both Thomson Reuters' Zoning & Planning Law Handbook and the Real Estate Review Journal.

Move Along to Where? Property in Service of Democracy, in Festschrift in Honor of AJ Van der Walt (G. Muller, ed., Cape Town: Juta Press) (2017) (co-authored with Joseph W. Singer)

Legislative Exactions and Progressive Property, 40 HARVARD ENVIRONMENTAL LAW REVIEW 137 (2016)‡

On Bargaining for Development, 67 FLORIDA LAW REVIEW FORUM 66 (2015)

Temporary Takings, More or Less, in CLIMATE CHANGE IMPACTS ON OCEAN AND COASTAL LAW: U.S. AND INTERNATIONAL PERSPECTIVES (R. Abate, ed., Oxford University Press) (2015)

Progressive Property Moving Forward, 5 CALIFORNIA LAW REVIEW ONLINE 349 (2014)

Foreground Principles, 20 GEORGE MASON LAW REVIEW 837 (2013)

Exactions for the Future, 64 BAYLOR LAW REVIEW 511 (2012)§

The New Judicial Takings Construct, 120 YALE LAW JOURNAL ONLINE 247 (2011)

Proposed Exactions, 26 FLORIDA STATE JOURNAL OF LAND USE & ENVIRONMENTAL LAW 277 (2011)**

GRANT AWARDS

“Building Legal Capacity,” P.I., \$10,000 granted awarded by Texas Sea Grant (an affiliate of the National Oceanic and Atmospheric Administration) (Apr. 2021-Jan. 2022)

“Community Resilience Collaborative,” co-P.I. in collaboration with Dr. Pamela Plotkin (College of Geosciences, Texas A&M) and Gabriel Eckstein (School of Law, Texas A&M); \$10,000 seed grant awarded by the National Sea Grant Law Center (Feb. 2019 – Jan. 2021)

“Takings in the Trenches: Planners’ Perceptions,” P.I. in collaboration with Dr. Daniel Jorgensen (Dept. of Public Admin., Texas A&M-Corpus Christi); \$26,500 grant awarded by the Northern Gulf Institute (April 2011-June 2012)

“Implications of Takings Law on Innovative Planning for Sea Level Rise,” P.I. in collaboration with researchers at the Univ. of Florida, the Univ. of Mississippi, and LSU; \$600,000 grant awarded by an alliance of federal agencies (Feb. 2010-May 2012)

SELECTED PRESENTATIONS

The Exactions Illusion, Property-Works-in-Progress Conference, Boston University School of Law, Boston, MA (2024)

Conceptualizing the Public’s Interest in Wildlife, Association for Law, Property and Society, Pepperdine Caruso School of Law, Los Angeles, CA (2024)

Per Se Non-Takings, Progressive Property Workshop, Northeastern University School of Law (2024) (invited)

Reconceptualizing Background Principles, Progressive Property Workshop, Northeastern University School of Law (2024) (invited)

Conceptualizing the Public’s Interest in Wildlife, Modern Studies in Property Law, University of Cambridge, United Kingdom (2024) (invited)

‡ Selected for re-publication in Thomson Reuters’ Zoning & Planning Law Handbook.

§ Selected for re-publication in Thomson Reuters’ Zoning & Planning Law Handbook.

** Selected for re-publication in Thomson Reuters’ Zoning & Planning Law Handbook.

Legislative Exactions & Sheetz v. Co. of El Dorado, ABA/RPTE Professor's Corner, Chicago, IL (2024) (invited)

Beneath the Property Taxes that Finance Education, Association for Law, Property and Society, University of Southampton, United Kingdom (2023)

Property and Education, Poverty Law Conference, UC Berkeley School of Law, Berkeley, CA (2023)

Firearms as Property: The New Constitutional Frontier, Brigham-Kanner Property Rights Conference, William & Mary Law School, Williamsburg, VA (2022) (invited)

Property & Trust, Association for Law, Property and Society, Tulane University Law School, New Orleans, LA (2022)

Essential Property, Faculty Workshop, University of Johannesburg, South Africa (2022) (invited)

Essential Property, Modern Studies in Property Law, University of Oxford, United Kingdom (2022) (invited)

Firearm Regulations and the Takings Clause, Association for Law, Property and Society, Tulane University Law School, New Orleans, LA (2021)

Essential Property, Progressive Property Workshop, Fordham Univ. School of Law, New York, NY (2021) (invited)

Taking Guns, Progressive Property Workshop, Fordham Univ. School of Law, New York, NY (2021) (invited)

Essential Property, Property & Resilience Workshop, University of Kansas School of Law (2021) (invited)

Public Unaccommodations, Association for Law, Property and Society, Tulane University Law School, New Orleans, LA (postponed in spring 2020)

A World of Distrust, Poverty Law Conference, UC Berkeley School of Law, Berkeley, CA (postponed in spring 2020)

Takings Localism, Property Workshop, University of Houston Law Center, Houston, TX (postponed in spring 2020) (invited)

Takings Localism, Property-Works-in-Progress Conference, Northeastern University Law School, Boston, MA (2019)

Walling Out, Progressive Property Workshop, Cornell Law School, Ithaca, NY (2019) (invited)

Takings Localism, Association for Law, Property and Society, Syracuse Univ. College of Law, Syracuse, NY (2019)

Property and Trust, Faculty Seminar, Loyola Law School – Los Angeles, Los Angeles, CA (2019) (invited)

Property and Trust, Property-Works-in-Progress Conference, Boston University Law School, Boston, MA (2018)

The Footprint of Koontz, Brigham-Kanner Property Rights Conference, William & Mary Law School, Williamsburg, VA (2018) (invited)

Property and Social Isolation, Association for Law, Property and Society, Maastricht University, Netherlands (2018)

Property and Social Isolation, Property Roundtable, University of Edinburgh, United Kingdom (2018) (invited)

Property-as-Society, Cambridge Centre for Property Law Conference, University of Cambridge, Cambridge, United Kingdom (2018) (invited)

Property-as-Society, Progressive Property Workshop, Harvard Law School, Cambridge, MA (May 2018) (invited)

The Legacy of Lucas, Federalist Society Debate with Prof. Richard Epstein, Texas A&M University School of Law, Fort Worth, TX (March 2018)

The Legacy of Lucas, Conference on “Takings and Coastal Management a Quarter-Century After *Lucas*,” University of South Carolina Law School, Columbia, SC (November 2017) (invited)

Move Along to Where? Property in Service of Democracy, Keynote Panel, Association for Law, Property and Society, University of Michigan Law School, Ann Arbor, MI (May 2017) (invited)

Move Along to Where? Property in Service of Democracy, Progressive Property Workshop, Loyola University-New Orleans College of Law, New Orleans, LA (April 2017) (invited)

Non-Enforcement Takings, Property “Schmooze” Conference, Texas A&M University School of Law, Fort Worth, TX (February 2017)

Non-Enforcement Takings, 19th Annual Litigating Takings Conference, Tulane University Law School, New Orleans, LA (November 2016) (invited)

Human Stories in Property, Property-Works-in-Progress Conference, Boston University Law School, Boston, MA (September 2016)

Reliance and Vulnerability, Faculty Seminar, University of Maine School of Law, Portland, ME (September 2016) (invited)

Human Stories in Property, Association for Law, Property and Society, Queen’s University, Belfast, Ireland (May 2016)

Property’s Endurance, Seminar on “Dynamics of Enduring Property Relationships in Land,” New College – University of Oxford, Oxford, England (May 2016) (invited)

Takings in the “Sharing Economy,” Faculty Seminar, Villanova University School of Law (January 2016) (invited)

Takings in the “Sharing Economy,” Association of American Law Schools Annual Meeting, New York, NY (January 2016) (invited)

Takings in the “Sharing Economy,” Association for Law, Property and Society, University of Georgia School of Law, Athens, GA (May 2015)

Takings in the “Sharing Economy,” Conference on “Sharing Economy, Sharing City,” Fordham Law School, New York, NY (April 2015)

Takings in the “Sharing Economy,” Faculty Seminar, University of Oklahoma College of Law, Norman, OK (April 2015)

Exactions and Progressive Property, Tulane Property Scholarship Roundtable, Tulane University Law School, New Orleans, LA (March 2015) (invited)

Exactions and Progressive Property, Faculty Seminar, Louisiana State University Paul M. Hebert Law Center, Baton Rouge, LA (March 2015) (invited)

Secondary Effects of the Legislation-Adjudication Distinction in Exaction Takings Law, 17th Annual Litigating Takings Conference, U.C. Davis School of Law, Sacramento, CA (September 2014) (invited)

Progressive Property Moving Forward, Association for Law, Property and Society, University of British Columbia, Vancouver, Canada (May 2014)

Progressive Property Moving Forward, Faculty Seminar, University of Idaho College of Law, Moscow, ID (February 2014) (invited)

Exactions and Perceptions, Local Government Works-in-Progress Conference, Chapman University, Fowler School of Law, Orange, CA (October 2013)

Property, Ecology, and Change, Junior Faculty Works-in-Progress Conference, Marquette University Law School, Milwaukee, WI (September 2013) (invited)

An Introduction to Progressive Property, Young Academic Alumni Lecture Series, Haverford College, Haverford, PA (April 2013)

Takings Law and the Matter of Koontz v. St. Johns, Environmental Law Lecture Series, Mercer University School of Law, Macon, GA (April 2013)

Foreground Principles, Association of American Law Schools Annual Meeting, New Orleans, LA (January 2013)

Exactions for the Future, Faculty Seminar, Stetson University College of Law, Tampa, FL (March 2012)

Exactions for the Future, Association for Law, Property and Society, Georgetown University Law School, Washington, DC (March 2012)

Judicial Givings, Symposium on Judicial Takings, Widener University School of Law, Harrisburg, PA (February 2012) (invited)

Delayed Cure, Colloquium on Environmental Scholarship, Vermont Law School, Montpelier, VT (September 2011)

Delayed Cure, Southeastern Association of Law Schools Annual Meeting, Hilton Head, SC (July 2011)

The Temporal Dimension: Proposed Exactions, Southwest/West Junior Law Faculty Conference, Arizona State University O'Connor College of Law, Tempe, AZ (March 2011)

The Temporal Dimension: Proposed Exactions, Association for Law, Property and Society, Georgetown University Law School, Washington, DC (March 2011)

Time and Exactions, Northeast Regional Scholarship Workshop, Albany Law School, Albany, NY (February 2011)

Where the Wild Things Aren't: Transposing Exaction Takings, Colloquium on Environmental Scholarship, Vermont Law School, Montpelier, VT (October 2010)

Where the Wild Things Aren't: Transposing Exaction Takings, Faculty Seminar, Gonzaga University School of Law, Spokane, WA (September 2010)

Asymmetries in Development Permitting, Central States Law Schools Association Conference, University of North Dakota School of Law, Grand Forks, ND (September 2010)

Transposed Exaction Takings, American Association of Law Schools Mid-Year Meeting Workshop on Property, Scholarship Roundtable, New York, NY (June 2010)

Coastal Development Permitting in the Era of Climate Change, The Coastal Society's 22nd Biannual International Conference, Wilmington, NC (June 2010)

Time, Exactions, and the Rising Seas, Symposium on Takings and Sea Level Rise, Florida State University College of Law, Tallahassee, FL (April 2010)

Pining for Sustainability, Conference on Energy, the Economy, and the Environment, University of Richmond School of Law, Richmond, VA (April 2010)

Sex on the Beach, Southwest/West Junior Law Faculty Conference, Arizona State University O'Connor College of Law, Tempe, AZ (March 2010)

Municipal Exactions at the Water's Edge, International Conference on Sea Level Rise in the Gulf of Mexico: Impacts, Adaptations, and Management, Corpus Christi, TX (March 2010)

The Curious Case of Permit Condition Review, Faculty Seminar, University of Mississippi School of Law, Oxford, MS (October 2009)

PAST ACADEMIC AND PROFESSIONAL EXPERIENCE

UNIV. OF MISSISSIPPI SCHOOL OF LAW, SEA GRANT LEGAL PROGRAM, Research Counsel and Adjunct Professor of Law (2008 - 2009)

Courses: Land Use Planning; Constitutional Law (select lectures)

UNIV. OF SOUTHERN MISSISSIPPI, DEPT. OF MARINE SCIENCE, Adjunct Professor of Law & Policy (2009)

Courses: Law and Policy for Hydrographic Science (Masters Degree Program)

NEW JERSEY ATTORNEY GENERAL'S OFFICE, Deputy Attorney General, Env't'l Practice Group (2005 - 2008)

EDUCATION

VILLANOVA UNIVERSITY SCHOOL OF LAW, Villanova, PA

- Juris Doctor (2004)
- Associate Editor, Villanova Law Review (2002-2004)
- Recipient of Dr. Arthur Clement Pulling Award for finest student publication in the Law Review (2003)

HAVERFORD COLLEGE, Haverford, PA

- Bachelor of Arts in Economics (2000)

PROFESSIONAL AND COMMUNITY SERVICE

- President, International Association for Law, Property and Society (2022-2023)
- Executive Board, International Association for Law, Property and Society (2017-present)
- Chair, AALS, Section on Property Law (2014-2015)
- Member, AALS Sections on Property, Environmental Law, and Natural Resources Law (2009-present)
- Select Law School Committee Work at Texas A&M:
 - o Faculty Appointments (member, 2011-2016, 2017-2019, 2022-2023; chair, 2014-2016, 2018-2019, 2022-2023)
 - o Faculty Development (2010-2014, 2017-2021; chair, 2017-2021)
 - o Tenure Committee (2014-present)
- Select University Committee Work at Texas A&M (2017-2021):
 - o Dean of Faculties Operations Council
 - o Council for Principal Investigators
 - o University Research Council
 - o Research Compliance Committee
- Faculty Advisor, Texas A&M Environmental Law Society (2009-2015)
- Faculty Advisory Board, Texas A&M Property Journal (2010-2016, 2018-present)
- Member, New Jersey State Bar (2005-present)
- Member, Pennsylvania State Bar (2004-present)
- Board of Directors, Habitat for Humanity of Northeast Monmouth County, NJ (2004-2006)
- Founder and Coordinator, Habitat for Humanity Paddle to Build (2001-2007)
- Corps Member: AmeriCorps*National Civilian Community Corps (2000-2001)
- Recipient of Haverford College's Kannerstein Varsity Club Award for achievement and leadership as captain of the men's basketball and baseball teams (2000)