EIGHTEENTH EDITION

# **BUSINESS LAW:**

The Ethical, Global, and Digital Environment

JAMIE D. PRENKERT

A. JAMES BARNES

JOSHUA E. PERRY

TODD HAUGH

ABBEY STEMLER





The Ethical, Global, and Digital Environment

EIGHTEE THE TION

Jamie Darin Prenkert

A. James Barnes

Joshua E. Perry

Todd Haugh

Abbey R. Stemler

all of Indiana University

Pixtal/AGE Fotostock





# BUSINESS LAW: THE ETHICAL, GLOBAL, AND DIGITAL ENVIRONMENT, EIGHTEENTH EDITION

Published by McGraw-Hill LLC, 1325 Avenue of the Americas, New York, NY 10121. Copyright © 2022 by McGraw-Hill LLC. All rights reserved. Printed in the United States of America. Previous editions © 2019, 2016, and 2013. No part of this publication may be reproduced or distributed in any form or by any means, or stored in a database or retrieval system, without the prior written consent of McGraw-Hill LLC, including, but not limited to, in any network or other electronic storage or transmission, or broadcast for distance learning.

Some ancillaries, including electronic and print components, may not be available to customers outside the United States.

This book is printed on acid-free paper.

1 2 3 4 5 6 7 8 9 LWI 24 23 22 21

ISBN 978-1-260-73689-2 (bound edition) MHID 1-260-73689-X (bound edition) ISBN 978-1-264-29658-3 (loose-leaf edition) MHID 1-264-29658-4 (loose-leaf edition)

Portfolio Manager: Kathleen Klehr Product Developer: Alexandra Kukla Marketing Manager: Claire McLemore

Content Project Managers: Amy Gehl/Jodi Banowetz

Buyer: Laura Fuller Designer: Matt Diamond

Content Licensing Specialists: Jacob Sullivan

Cover Image: bonetta/Getty Images

Compositor: SPi Global

All credits appearing on page or at the end of the book are considered to be an extension of the copyright page.

### Library of Congress Cataloging-in-Publication Data

Names: Prenkert, Jamie Darin, author. | Barnes, A. James, author. | Perry, Joshua E., author. | Haugh, Todd, author. | Stemler, Abbey R., author.

Title: Business law: the ethical, global, and digital environment / Jamie

Darin Prenkert, A. James Barnes, Joshua E. Perry, Todd Haugh, Abbey R.

Stemler, all of Indiana University.

Description: Eighteenth edition. | New York, NY: McGraw Hill Education,

[2022] | Includes index. | Audience: Ages 18+

Identifiers: LCCN 2020052156 (print) | LCCN 2020052157 (ebook) | ISBN 9781260736892 (paperback) | ISBN 126073689X (bound edition) | ISBN 9781264296583 (loose-leaf edition) | ISBN 1264296584 (loose-leaf

edition) | ISBN 9781264296606 (epub)

Subjects: LCSH: Commercial law-United States.

Classification: LCC KF889 .B89 2022 (print) | LCC KF889 (ebook) | DDC 346.7307-dc23

LC record available at https://lccn.loc.gov/2020052156

LC ebook record available at https://lccn.loc.gov/2020052157

The Internet addresses listed in the text were accurate at the time of publication. The inclusion of a website does not indicate an endorsement by the authors or McGraw-Hill LLC, and McGraw-Hill LLC does not guarantee the accuracy of the information presented at these sites.

# The Authors

Jamie Darin Prenkert, Professor of Business Law and the Charles M. Hewitt Professor, joined the faculty of Indiana University's Kelley School of Business in 2002. He is the Associate Dean of Academics for the Kelley School. He served as chair of the Department of Business Law and Ethics from 2014 to 2016 and from 2019 to 2020, having served as an Associate Vice Provost for Faculty and Academic Affairs for the Indiana University-Bloomington campus from 2016 to 2019. Professor Prenkert is a former editor in chief of the American Business Law Journal and is a member of the executive committee of the Academy of Legal Studies in Business. His research focuses on issues of employment discrimination and the human rights obligations of transnational corporations. He has published articles in the American Business Law Journal, the North Carolina Law Review, the Berkeley Journal of Employment and Labor Law, and the University of Pennsylvania Journal of International Law, among others. He also coedited a volume titled Law, Business and Human Rights: Bridging the Gap. Professor Prenkert has taught undergraduate and graduate courses, both in-residence and online, focusing on the legal environment of business, employment law, law for entrepreneurs, business and human rights, and critical thinking. He is a recipient of the Harry C. Sauvain Undergraduate Teaching Award and the Kelley Innovative Teaching Award.

Professor Prenkert earned a B.A. (summa cum laude) from Anderson University and a J.D. (magna cum laude) from Harvard Law School. Prior to joining the faculty of the Kelley School, he was a senior trial attorney for the U.S. Equal Employment Opportunity Commission.

A. James Barnes, Professor of Public and Environmental Affairs and Professor of Law at Indiana University–Bloomington (IU), previously served as Dean of IU's School of Public and Environmental Affairs and has taught business law at IU and Georgetown University. His teaching interests include commercial law, environmental law, alternative dispute resolution, law and public policy, and ethics and the public official. He is the co-author of several leading books on business law.

From 1985 to 1988, Professor Barnes served as the deputy administrator of the U.S. Environmental Protection Agency (EPA). From 1983 to 1985, he was the EPA general counsel and in the early 1970s served as chief of staff to the first administrator of EPA. Professor Barnes also served as a trial attorney in the U.S. Department of Justice and as general counsel of the U.S. Department of Agriculture. From 1975 to 1981, he had a commercial and environmental law practice with the firm of Beveridge and Diamond in Washington, D.C.

Professor Barnes is a Fellow of the National Academy of Public Administration, and a Fellow in the American College of Environmental Lawyers. He served as chair of the Environmental Protection Agency's Environmental Finance Advisory Board and as a member of the U.S. Department of Energy's Environmental Management Advisory Board. From 1992 to 1998,

he was a member of the Board of Directors of the Long Island Lighting Company (LILCO). Professor Barnes received his B.A. from Michigan State University and a J.D. (*cum laude*) from Harvard Law School.

Joshua E. Perry. Graf Family Professor and Associate Professor of Business Law and Ethics, joined the faculty of Indiana University's Kelley School of Business in 2009. He currently serves as chair of the Department of Business Law and Ethics, an appointment he has held since 2020. He was formerly the Faculty Chair for the Kelley School's Undergraduate Program. A three-time winner of the IU Trustees' Teaching Award and two-time winner of the Kelley Innovative Teaching Award, he teaches graduate and undergraduate courses on business ethics, critical thinking, and the legal environment of business. Professor Perry earned a B.A. (summa cum laude) from Lipscomb University, a Masters of Theological Studies from the Vanderbilt University Divinity School, and a J.D. from the Vanderbilt University Law School, where he was Senior Articles Editor on the Law Review. Prior to joining Kelley, he was on faculty at the Center for Biomedical Ethics and Society at Vanderbilt University Medical Center. In that role, he taught medical ethics in the School of Medicine and professional responsibility in the Law School, and served as a clinical ethicist in both the adult and children's hospitals at Vanderbilt. Before entering academe, he practiced law in Nashville, Tennessee, at a boutique litigation firm, where he specialized in dispute resolution and risk mitigation for clients in the health care, intellectual property, and entertainment industries.

Professor Perry's award-winning scholarship explores legal, ethical, and public policy issues in the life science, medical device, and health care industries, as well as in the business of medicine. He is the author of over 30 articles and essays that have appeared in a variety of journals, including the American Business Law Journal; the Georgia Law Review; the Notre Dame Journal of Law, Ethics, and Public Policy; the Journal of Law, Medicine and Ethics; and the University of Pennsylvania Journal of Law and Social Change, among others. His expertise has been featured in The New York Times, USA Today, Wired, Fast Company, Huffington Post, and Salon. Since 2015, he also has served on the editorial board for the Journal of Business Ethics as section editor for law, public policy, and ethics.

Todd Haugh, Associate Professor of Business Law and Ethics and Weimer Faculty Fellow at Indiana University's Kelley School of Business. His scholarship focuses on white-collar and corporate crime, business and behavioral ethics, and federal sentencing policy. His work has appeared in top law and business journals, including the Northwestern University Law Review, Notre Dame Law Review, Vanderbilt Law Review, and the MIT-Sloan Management Review. Prof. Haugh's expertise relating to the burgeoning field of behavioral compliance has led to frequent speaking and consulting engagements with major U.S.

iv The Author

companies and ethics organizations. He is also regularly quoted in national news publications such as *The New York Times, The Wall Street Journal, Forbes, Bloomberg News*, and *USA Today*.

A graduate of the University of Illinois College of Law and Brown University, Professor Haugh has extensive professional experience as a white-collar criminal defense attorney, a federal law clerk, and a member of the general counsel's office of the U.S. Sentencing Commission. In 2011, he was chosen as one of four Supreme Court Fellows of the Supreme Court of the United States to study the administrative machinery of the federal judiciary.

Prior to joining the Kelley School, where he teaches courses on business ethics, white-collar crime, and critical thinking, Professor Haugh taught at DePaul University College of Law and Chicago-Kent College of Law. He is a recipient of numerous teaching and scholarly awards, including a Trustees Teaching Award and multiple Innovative Teaching Awards, and a Jesse Fine Fellowship from the Poynter Center for the Study of Ethics and American Institutions, to which he now serves as a board member. In 2019 he was awarded the Distinguished Early Career Achievement Award by the Academy of Legal Studies in Business.

Abbey R. Stemler, Assistant Professor of Business Law and Ethics at Indiana University's Kelley School of Business.

She is a leading scholar on the sharing economy, and her scholarship and teaching have garnered many university and national awards. She is frequently sought out for her expertise on platform-based technology companies, such as Facebook, Uber, and Google.

Professor Stemler has published multiple articles in leading law journals such as the *Iowa Law Review, Emory Law Journal, Maryland Law Review, Georgia Law Review,* and *Harvard Journal on Legislation*. Her research explores the interesting spaces where law has yet to catch up with technology. In particular, her aim is to expose the evolving realities of Internet-based innovations and platforms and to find ways to effectively regulate them without hindering their beneficial uses. As she sees it, many modern firms inhabit a world that operates under alien physics—where free is often costly and "smart" is not always wise. She employs tools and insights from economics, behavioral science, regulatory theory, and rhetoric to understand how we, as a society, can better protect consumers, privacy, and democracy.

Professor Stemler is also a faculty associate at the Berkman Klein Center for Internet & Society at Harvard University, practicing attorney, entrepreneur, and consultant for governments and multinational organizations such as the World Bank Group.

# Preface

This is the 18th Edition (and the 24th overall edition) of a business law text that first appeared in 1935. Throughout its more than 80 years of existence, this book has been a leader and an innovator in the fields of business law and the legal environment of business. One reason for the book's success is its clear and comprehensive treatment of the standard topics that form the traditional business law curriculum. Another reason is its responsiveness to changes in these traditional subjects and to new views about that curriculum. In 1976, this textbook was the first to inject regulatory materials into a business law textbook, defining the "legal environment" approach to business law. Over the years, this textbook has also pioneered by introducing materials on business ethics, corporate social responsibility, global legal issues, and the law of an increasingly digital world. The 18th Edition continues to emphasize change by integrating these four areas into its pedagogy.

# Appendix B: The Uniform Commercial Code

The Uniform Commercial Code, or UCC, was developed by the American Law Institute (ALI) and the National Conference of Commissioners on Uniform State Laws (NCCUSL) as a body of rules intended to make the application of law to commercial transactions consistent across fifty states. The UCC has been adopted in whole by all but one state legislature, Louisiana, which adopted only certain sections. Such widespread use of the UCC, even with the minor deviations some jurisdictions make from the official code, makes possible more efficient and more confident transactions across state lines. The UCC can be accessed here: www.law.cornell.edu/ucc.

## **Continuing Strengths**

The 18th Edition continues the basic features that have made its predecessors successful. They include:

Comprehensive coverage. We believe that the text continues to excel in both the number of topics it addresses and the depth of coverage within each topic. This is true not only of the basic business law subjects that form the core of the book, but also of the regulatory and other subjects that are said to constitute the "legal environment" curriculum.

Style and presentation. This text is written in a style that is direct, lucid, and organized, yet also relatively relaxed and conversational. For this reason, the text lends itself to the flipped classroom, allowing coverage of certain topics by assigning them as reading without lecturing on them. As always, key points and terms are emphasized; examples, charts, figures, and concept summaries are used liberally; and elements of a claim and lists of defenses are stated in numbered paragraphs. Case selection. We try very hard to find cases that clearly illustrate important points made in the text, that should interest

students, and that are fun to teach. Except when older decisions are landmarks or continue to provide the best illustrations of particular concepts, we also try to select recent cases. Our collective in-class teaching experience with recent editions has helped us determine which of those cases best meet these criteria.

# Important Changes in This Edition

For this edition, we welcome Todd Haugh and Abbey Stemler, our Indiana University colleagues, to the author team. They bring new teaching, research, and legal practice experiences to our team that have helped shape our approach to the 18th Edition and will allow us to continue to deliver excellent coverage of the ever-changing legal environment of business.

Our longtime co-author Arlen Langvardt decided to retire from authoring the textbook along with retiring from his faculty position at Indiana University. The author team wishes to express our gratitude for his leadership on the textbook for the past couple of editions and to thank him for the profound impact he has made on this text. In his place, Jamie Prenkert has moved into the lead author role. Co-author Jim Barnes remains our connection to the long and vital history of this textbook. With this edition, Jim will have been a co-author of this text for more than 50 years!

In this edition, the combination of new and longstanding authors has led to a number of innovations, while maintaining the thorough yet accessible approach for which the book is well known. Along with a more explicit focus on compliance in addition to ethics (see Ethics and Compliance in Action features), the 18th Edition includes new cases, tracks recent developments in various substantive areas of law, and offers revisions to various textual material in our ongoing commitment to clarity and completeness. The book continues to include both hypothetical examples and real-life cases so that instructors can elucidate important concepts for students while also maintaining student interest and engagement. Key additions and revisions for the 18th Edition include the following:

### Chapter 1

- New problem case dealing with a spectator injured by a foul ball at a professional baseball game. The problem case can be used to enrich class discussion around case law reasoning, as illustrated in the *Coomer* case in the main text.
- Introduction of the new Ethics and Compliance in Action feature, which is present throughout the book.

### Chapter 2

New discussion of the Forced Arbitration Injustice Repeal Act (Fair Act).

### Chapter:

Incorporation in the text of several recent Supreme Court cases, including *Trump v. Vance* (separation of powers and

**vi** Preface

Supremacy Clause), *Burwell v. Hobby Lobby Stores* and *Masterpiece Cakeshop, Ltd. v. Colorado Civil Rights Commission* (First Amendment religion clause, as well as the federal Religious Freedom Restoration Act).

- Reorganization of the Commerce Clause discussion and the addition of 2018 Supreme Court decision *South Dakota v. Wayfair, Inc.*, which illustrates the standard for excessive burden on interstate commerce.
- New figure describing the Food and Drug Administration's tobacco regulations pursuant to the Family Smoking Prevention and Tobacco Control Act and related court challenges, with specific focus on First Amendment speech issues.
- New discussion of the claims against Harvard College and the University of North Carolina related to their admissions practices.

### Chapter 4

New discussion of the Business Roundtable's 2019 statement regarding stakeholder theory.

### Chanter 5

- New discussion of Fourth Amendment searches and the thirdparty doctrine.
- New case note that highlights the importance of *New York Central & Hudson River Railroad v. United States*, which established the concept of corporate criminal liability.
- Revision of discussion of criminal racketeering offenses.
- New problem regarding whether a health care company and its senior executives had standing to challenge a warrant in a tax fraud case based on Fourth Amendment grounds.
- New problem case on the Sixth Amendment's reach in the context of corporate criminal fines based on the *Apprendi* line of Supreme Court cases.

### Chanter 7

New case that provides a clear illustration of negligence elements in the context of an easily understood fact pattern.

### Chapter 8

New case, ZUP, LLC v. Nash Manufacturing, Inc., which provides a relatable example of the patent requirement of nonobviousness.

### 9

New case, *Grimes v. Young Life, Inc.*, which deals with a hybrid contract and the application of the predominant factor test. New case, *PWS Environmental, Inc. v. All Clear Restoration and Remediation, LLC*, which provides a straightforward application of quasi-contract.

New Cyberlaw in Action feature dealing with Twitter and offer terms.

Replacement of the term "insanity" with the more modern concept of "mental incapacity."

General update of examples to ensure that concepts and technology references remain relevant.

### Chapter 12

- New case, *Mid-American Salt, LLC v. Morris County Cooperative Pricing Council*, which illustrates that requirements contracts, though recognized under the UCC, must create some obligation in order to avoid being illusory.
- Revision of the discussion of forbearance as a form of consideration for added clarity.

### Chapter 16

 Discussion of the 21st Century Integrated Digital Experience Act (IDEA).

### Chapter 17

 New Ethics and Compliance in Action feature, which explores the ethics of obligating a donee beneficiary to an arbitration clause.

### Chapter 18

 New case, Macomb Mechanical, Inc. v. Lasalle Group Inc., which illustrates the operation of a "pay if paid" clause as a condition precedent.

### Chanter 19

New case, *National Music Museum: America's Shrine to Music* v. *Johnson*, which deals with a contract for the sale of a guitar once owned by Elvis Presley and illustrates the rules concerning the passage of title.

### Chapter 20

- New introduction problem, which explores products liability and ethical issues involving JUUL e-cigarettes.
- New Cyberlaw in Action feature that explores the question of whether Amazon, when it sells a defective product via a third-party seller, can be held liable. The box references and discusses recent litigation including Allstate New Jersey Insurance Co. v. Amazon.com; Eberhart v. Amazon.com; Oberdorf v. Amazon.com, Inc.; and Papataros v. Amazon.com.
- Revision of discussion of punitive damages to include recent verdicts against Johnson & Johnson and Monsanto.

### Chapter 21

• New case, Hillerich & Bradsby v. Charles Products, which addresses whether a buyer timely notified the seller that products delivered to the buyer for sale to children in buyer's Louisville Slugger Museum Store were defective (i.e., contained lead content in excess of limits prescribed under the Consumer Products Safety Improvement Act of 2008).

### Chapter 22

New case, Beau Townsend Ford Lincoln v. Don Hinds Ford, which illustrates the principle that a buyer is liable for the purchase price of goods that have been received and accepted and that the buyer is not relieved of that obligation when deceived into making payment to someone other than the seller to whom the buyer is contractually obligated to pay.

### Chapter 23

New problem case.

### Chapter 24

Revision to *Francini v. Goodspeed Airport, LLC* to note that the Connecticut Supreme Court upheld the Connecticut Appellate Court's decision (included in the text) in 2018.

### Chapter 25

- Revisions to text to clarify state and local variations in the law that have developed in recent years.
- Revision and update to the discussion of a landlord's duty to mitigate damages.

#### oter 26

Revision to the explanation of the formalities of a will for greater clarity.

- New Cyberlaw in Action feature discussing the burgeoning cyber insurance market.
- Updates to the status of health care insurance under the Affordable Care Act.

### Chapter 28

New case, *Trump Endeavor 12 LLC v. Fernich, Inc. d/b/a The Paint Spot*, involving a contractor who sued to enforce a lien on property on which it had provided materials but had not been paid by the owner of the property.

### Chapter 29

 New case, Hyman v. Capital One Auto Finance, where the court held that a debtor had stated a case for conversion and breach of the peace in the course of an attempted repossession of her automobile where the "repo man" involved the state police without judicial authorization.

### Chapter 30

- Revision of discussion of preferential liens.
- New case, Rosenberg v. N.Y State Higher Education Services Corp., in which a bankruptcy court granted a discharge of student loans on the grounds their repayment would constitute an undue hardship. The court criticized previous bankruptcy court decisions that produced harsh results for students on the grounds that the courts did not properly apply prior case authority.
- New text concerning the Small Business Organization Act of 2019 that provides a modified procedure to facilitate reorganization under Chapter 11 of small businesses in financial difficulty.

### opter 32

New case, *Triffin v. Sinha*, which illustrates the operation of the shelter rule: The assignee of a check was held to be entitled to holder-in-due-course status because the entity that assigned the check to him was a holder in due course.

Revision of the text for clarity and to reflect recent changes in the law.

New case, *Grodner & Associates v. Regions Bank*, which involves a bookkeeper who defrauded the law firm for which she worked over a period of 15 months by writing checks utilizing

facsimile signatures and initiating ACH transactions, which she was not authorized to perform. The bank refused to recredit the account on the grounds the law firm had not notified the bank of the fraud within a year after receiving a statement containing an unauthorized payment and the law firm was unable to show any deviation from the bank's own procedures or local banking standards or from the terms of the parties' deposit agreement.

 Revision of discussion of Check 21, the electronic processing of checks, and Federal Reserve Board Regulations concerning wire transfers.

### Chapter 35

- New case, Krakauer v. Dish Network LLC, which illustrates the objective standard of manifested assent for agency formation.
- New Cyberlaw in Action feature, which discusses California's
  judicial and legislative responses to misclassification of gig
  workers as nonemployee agents in a variety of industries, specifically focusing on sharing-economy platform businesses like
  Uber and Lyft.

### Chapter 36

New case, *Synergies3 Tec Services*, *LLC v. Corvo*, in which the court analyzes whether employees' intentional tort was committed in the scope of their employment.

### Chapter 37

 Introduction of one of the newest business forms: the benefit corporation.

### Chapter 38

New problem case, which deals with the possible creation of a partnership amid a pandemic.

### Chanter 39

New case, *Gelman v. Buehler*, which demonstrates to students the importance of partnership agreements.

### Chapter 40

- New introduction problem, which examines the appropriateness for and tax implications of forming a limited liability company.
- New in-depth discussion of the tax advantages of limited liability companies.
- Removal of discussion of the now-outdated business form: the limited liability limited partnership.

### Chapter 41

- New text, which discusses benefit corporations and their growing importance, including a new chart comparing benefit corporations and certified "B corps."
- New case about scholarly critique of benefit corporations suggesting they may actually hurt socially conscious companies that are more traditionally organized.

### Chapter 42

Revision of Ethics and Compliance in Action feature concerning offshore tax havens used by major U.S. companies.

viii Preface

New problem cases about the policy arguments for holding promoters liable for preincorporation contracts and the equity stakes taken in entrepreneurial ventures on the popular show *Shark Tank*.

#### Chapter 43

- New text related to CEO compensation, including that of Tesla's Elon Musk and Disney's Bob Iger.
- New text that highlights the duty-of-care obligations related to the oversight of legal compliance.
- New case, *In re Caremark Int'l Inc. Derivative Litig.*, which established the fiduciary obligation of board oversight of compliance and effectively created modern corporate compliance regimes.
- Revised discussion of the foundations of corporate criminal liability and the costs of white-collar crime.
- New problem case about a shareholder suit against Allergan, the company that makes Botox, and the theory of legal liability underlying fiduciary duty claims.

#### Chapter 44

- New Ethics and Compliance in Action feature about the ethicality of share dissolution at Facebook.
- New problem case regarding dividend distribution under the Model Business Corporation Act.

### Chapter 45

- New discussion of the Security and Exchange Commission's powers, including implications of recent Supreme Court opinions *Lucia v. SEC and Kokesh v. SEC*.
- New and revised text about Section 5 of the Securities Act of 1933, including Rules 163A, 135, 169, and the Jumpstart Our Business Startups (JOBS) Act.
- Revision of the Concept Review concerning the communications issuers may provide to the public.
- New text on "gun jumping" violations levied against Google and Salesforce.
- Revisions to text on offering exemptions, including new text concerning Regulation A, Regulation Crowdfunding, and Rule 506, and deletion of text referring to the withdrawn Rule 595. Revision of Ethics and Compliance in Action feature related to the trade-offs and criticisms of the JOBS Act.
- Revision of the Concept Review regarding issuers' exemptions from registration requirements.
- New discussion of scienter and the Private Litigation Securities Reform Act.
- Revision of text concerning insider trading, including a new discussion of classical and misappropriation theories, as well as tippee liability under *Dirks v. SEC*.
- New case, SEC v. Dorozhko, which considered computer hacking as insider trading under the misappropriation theory.
- New case note comparing *United States v. Newman* and *United States v. Salman*, which address the personal benefit test of tippee liability.
- New problem case on whether Elon Musk violated securities laws based on his tweets.

New problem case about insider trading prosecution of Mathew Martoma and SAC Capital Advisors.

### Chapter 46

- New discussion of Regulation Best Interest, including a summary chart of obligations of broker-dealers.
- New case, United States v. Goyal, which concerned the evidence used to convict a former CFO for securities fraud violations under Section 10(b) of the 1934 Act.
- New problem case about whether the suit against a seller of high-performance liquid chromatography systems met the pleading standards for scienter and materiality under the securities laws.

### Chapter 47

Revision to discussion of Federal Communications Commission action about network neutrality regulation.

### Chapter 48

- Revision to discussion of the recent actions taken by the FTC to regulate deceptive practices.
- Revision to discussion of the Truth in Lending Act.
- New discussion of the Economic Growth, Regulatory Relief, and Consumer Protection Act (Economic Growth Act) and its impact on the Fair Credit Reporting Act.

### Chapter 49

- New case box about *United States v. Apple, Inc.*, in which Apple was held responsible for violating the Sherman Act when it conspired among major book publishers to raise the retail prices of ebooks.
- New Ethics and Compliance in Action feature that discusses how antitrust laws may hinder socially responsible business practices.

### Chapter 50

 New Ethics and Compliance in Action feature about consolidation among big tech firms such as Facebook and Instagram.

### Chapter 51

- New case concerning workers' compensation, American Greetings Corp. v. Bunch, in which an employee is injured during a work-related event but not while performing day-to-day work responsibilities.
- Added discussion of emergency medical and family leave provisions of the Families First Coronavirus Response Act.
- Revised discussion of collective bargaining and unionization to reflect recent Supreme Court cases, including *Janus v. AF-SCME* and *Epic Systems Corp. v. Lewis*.
- New discussion of the Equal Pay Act that includes consideration of the U.S. Women's National Soccer Team's pay discrimination claim against U.S. Soccer.
- New case, *Bostock v. Clayton County*, in which the U.S. Supreme Court held that Title VII of the 1964 Civil Rights Act prohibition against discrimination in employment because of sex includes discrimination on the basis of sexual orientation and gender identity.

### Chapter 52

Revision of text to incorporate retrenchment by Trump administration of Environmental Protection Agency regulations to control greenhouse gasses associated with global climate change, including the Clean Power Plan and the automobile fuel economy standards adopted during the Obama administration.

### **Acknowledgments**

We would like to thank the many reviewers who have contributed their ideas and time to the development of this text. We express our sincere appreciation to the following:

Wade Chumney, California State University-Northridge
Amanda Foss, Modesto Junior College
Richard Guertin, Orange County Community College
Gwenda Bennett Hawk, Johnson County Community College
Joseph Pugh, Immaculata University
Kurt Saunders, California State University-Northridge
Henry Lowenstein, Coastal Carolina University

Dennis Wallace, *University of New Mexico*Melanie Stallings Williams, *California State University-Northridge* 

We also acknowledge the assistance and substantive contributions of Professor Sarah Jane Hughes of Indiana University's Maurer School of Law and Professors Angela Aneiros (Chapter 25), Victor Bongard (Chapter 24), Shawna Eikenberry (Chapter 18), Goldburn Maynard (Chapter 26), and April Sellers (Chapters 3 and 51) of Indiana University's Kelley School of Business. We further acknowledge the technical contributions of Elise Borouvka and the research assistance of Lin Ye, a student at the Maurer School.

Jamie Darin Prenkert
A. James Barnes
Joshua E. Perry
Todd Haugh
Abbey R. Stemler

The 18th Edition of *Business Law* continues to focus on global, ethical, and digital issues affecting legal aspects of business. The new edition contains a number of new features as well as a revised supplements package. Please take a few moments to page through some of the highlights of this new edition.

### OPENING VIGNETTES

Each chapter begins with an opening vignette that presents students with a mix of real-life and hypothetical situations and discussion questions. These stories provide a preview of issues addressed in the chapter and help to stimulate students' interest in the chapter content.



#### LEARNING OBJECTIVES After studying this chapter, you should be able to: Describe the basic structures of state court Identify the major steps in a civil lawsuit's systems and the federal court system. progression from beginning to end. Explain the difference between subject-matter Describe the different forms of discovery jurisdiction and in personam jurisdiction. available to parties in civil cases Identify the major legal issues courts must Explain the differences among the major forms resolve when deciding whether in personam of alternative dispute resolution. jurisdiction exists with regard to a defendant in a civil case. Explain what is necessary in order for a federal court to have subject-matter jurisdiction over a civil case.

### LEARNING OR IECTIVES

Active **Learning Objectives** open each chapter. LOs inform you of specific outcomes you should have after finishing the chapter. Icons reference each LO's reference within the chapter.

In recent years, the widespread uses of e-mail and information presented and stored in electronic form have raised questions about whether, in civil litigation, an opposing party's e-mails and electronic information are discoverable to the same extent as

conventional written or printed documents. With the Federal Rules of Civil Procedure and comparable discovery rules applicable in state courts having been devised prior to the explosion in e-mail use and online activities, the rules' references "documents" contemplated traditional on-paper items. Courts, owever, frequently interpreted "documents" broadly, so as to include e-mails and certain electronic communications within the scope of discoverable items

Even so, greater clarity regarding discoverability seemed warranted-especially as to electronic material that might be less readily classifiable than e-mails as "documents." Various states responded by updating their discovery rules to include electronic communications within the list of discoverable items. So did the Federal Judicial Conference. In Federal Rules of Civil Procedure amendments proposed by the Judicial Conference and ratified by Congress in 2006, "electronically stored information" became a separate category of discoverable material. The *electronically* a separate category of discoverable indicates. The receivables is stored information (ESI) category is broad enough to include e-mails and similar communications as well as electronic business records, web pages, dynamic databases, and a host of other material existing in electronic form. So-called e-discovery has become a

objection is valid in light of the particular facts and circumstances. For instance, if requested e-mails appear only on backup tapes and rol instance, in requested e-mains appear only on backup tapes and searching those tapes would require the expenditures of significant time, money, and effort, are the requested e-mails "not reasonably accessible because of undue burden or costs"? Perhaps, but perhaps not. The court will rule, based on the relevant situation.
The court may deny the discovery request, uphold it, or condition the upholding of it on the requesting party's covering part or all of the costs incurred by the other party in retrieving the ESI and making it available. When a party fails or refuses to comply with a legitimate discovery request and the party seeking discovery of ESI has to secure a court order compelling the release of it, the court may order the noncompliant party to pay the attorney fees incurred by the requesting party in seeking the court order. If a recalcitrant party disregards a court order compelling discovery, the court may party analysis of controlled completing discovery, the controlled assesses attorney fees against that party and/or impose evidentiary or procedural sanctions such as barring that party from using certain evidence or from raising certain claims or defenses at trial.

The discussion suggests that discovery requests regarding ESI may be extensive and broad-ranging, with logistical issues often attending those requests. In recognition of these realities, the Federal Rules seek to head off disputes by requiring the parties to civil litigation to meet, at least through their attorneys, soon after the case is filed. The meeting's goal is development of a discovery plan that outlines the parties' intentions regarding ESI discovery and sets forth an agreement on such matters as the form in which the

In keeping with today's technological world, these boxes describe and discuss actual instances of how the Internet is affecting business law today.

These boxes appear throughout the chapters and offer critical thinking questions and situations that relate to ethical/public policy concerns.

or documents on an after-the-fact basis, in order to lessen the adverse effect on your firm in pending or probable litigation? Is document destruction or e-mail deletion ethically justifiable

Is document destruction or cenal decletion ethically instillable when you seek to protect your firm's interests in a lawsulf and the Morgan Stauley firm provides an illustration. He discal concerns are not sufficient by themselves to make you keep of involvement in document alteration of estruction, consider the potential legal consequences for your-self and your firm. The much-publicated collapse of the Carbon Corporation in 2001 led to considerable scrutiny of the actions of the Arthur Andreen firm, which had provided audition and consulting services to Enron. An Andersen partner, David Duncan, pleaded guilty to a criminal obstruction of justices and consulting services to Enron. An Andersen partner, David Duncan, pleaded guilty to a criminal obstruction of justices and the consultation of the Arthur Andreen firm, which had provided audition of the Arthur Andreen firm, which had provided audition of the Arthur Andreen firm, which all firm of the arthur and consulting services to Enron. An Andersen partner, David Duncan, pleaded guilty to a criminal obstruction of justices and the consultation of the Arthur Andreen firm. Which Interest the Arthur Andreen firm, which all firm of the arthur and the province of the Arthur Andreen firm, which all firms of the arthur and the arth investigation of Andersen, The U.S. Justice Department also launched an obstruction of justice prosecution against Ander-sen on the theory that the firm altered or destroyed records pertaining to Enron in order to impede the SEC investiga-tion. A jury found Andersen guilty of obstruction of justice.

discovery process may cause a party to experience adverse consequences similar to those imposed on parties who de-stroy or alter documents. Litigation involving Ronald Perel-

Eventually, a fed-up trial judge decineu to impose sauc-tions for Morgan Stanley's wrongful conduct during the discovery process. The judge ordered that Perelman's conten-tions would be presumed to be correct and that the burden of proof would be shifted to Morgan Stanley so that Mor-gan Stanley would have to disprove Perelman's allegations. ough the Andersen conviction was later overturned by the In addition, the trial judge prohibited Morgan Stanley from

### The Global Business Environment

Convention, which deals with airlines' liability for passenger deaths or injuries on international flights. Numerous nations (including the United States) subscribe to the Warsaw Con-(including the United States) subscribe to the Warsaw Con-vention, a key provision of which provides that in regard to international flights, the airline "shall be liable for damages sustained in the event of the death or wounding of a passen-ger or any other bodily injury suffered by a passenger, if the accident which caused the damage so sustained took place on board the aircraft or in the course of any of the operation of embarking or disembarking." A separate provision imposes limits on the amount of money damages to which a liable airline may be subjected.

The Olympic Airways case centered around the death of Dr. Abid Hanson, a severe asthmatic, on an international the takes at mand, the Court concluders in Origing. Armoly flight operated by Olympic. Smoking was permitted on extension and the takes at mand, the Court concluders in Origing. Armoly flight operated by Olympic. Smoking was permitted on extension and the takes at manual behavior for a flight. Hanson was given a seat in the nonsmoking section. Bight attendant. Although the refusals were not the solor extension and the properties of the control of the properties of the prop

In considering Olympic's appeal, the U.S. Supreme Court In considering Olympic's appeal, the U.S. Supreme Court noted that the key issue was one of treaty interpretation: whether the flight attendant's refusals to reseat Hanson constituted an "accident which caused" the death of Hanson. Noting that the Warsaw Convention itself did not define "accident" said, the Court looked to a precedent case. Air Fance v. Saks, 470 U.S. 392 (1985), for guidance. In the Air France case, the Court held that the term "accident" in the Warsaw Convention means "an unexpected or unusual event or happening that is external to the nassenger." Analysis that definition to that is external to the passenger." Applying that definition to the facts at hand, the Court concluded in Olympic Airways

Because global issues affect people in many different aspects of business, this material appears throughout the text instead of in a separate chapter on international issues. This feature brings to life global issues that are affecting business law.

### LOG ON BOXE

These appear throughout the chapters and direct students, where appropriate, to relevant websites that will give them more information about each featured topic. Many of these are key legal sites that may be used repeatedly by business law students and business professionals alike.



For a great deal of information about the U.S. Supreme Court and access to the Court's opinions in recent cases, see the Court's website at http://www.supremecourtus.gov.

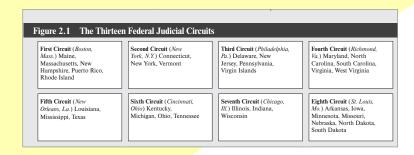
The First Amendment				
Type of Speech	Level of First Amendment Protection	Consequences When Government Regulates Content of Speech		
Noncommercial	Full	Government action is constitutional only if action is necessary t fulfillment of compelling government purpose. Otherwise, gov- ernment action violates First Amendment.		
Commercial (nonmisleading Intermediate and about lawful activity)		Government action is constitutional if government has substan- tial underlying interest, action directly advances that interest, as action is no more extensive than necessary to fulfillment of that interest (i. action is narrowly railored).		

### CONCEPT REVIE

These boxes visually represent important concepts presented in the text to help summarize key ideas at a glance and simplify students' conceptualization of complicated issues.

### FIGURES

The figures appear occasionally in certain chapters. These features typically furnish further detail on special issues introduced more generally elsewhere in the text.



### 829 N.W.2d 662 (Neb. 2013)

Helen Abdouch, an Omaha, Nebraska, resident, served as executive secretary of the Nebraska presidential campaign of John F. Kennedy in 1900. Ken Lopez, a Massachusetts resident, and his Massachuseth-bused company, Ken Lope Bookselfer (KLB), are engaged in the rare book business. In 1963, Abdouch received a copy of a book titled Revolutionary Road. Its author, Richard Yates, inscribed the copy with a note to Abdouch. The inscribed copy was later stolen from Abdouch. In 2009, Lopez and KLB bought the inscribed copy from a seller in Georgia. They sold it that same year to a customer from a state other than Nebraska. In 2011, Abdouch learned that Lopez had used the inscription and references to her in an advertisement on KLBs website. The advertisement, which appeared on the website for more than three years after Lopez and KLB sold the inscribed copy, contained a picture of the inscription, the word "SOLD," and this statement.

This copy is inscribed by Yates: For Helen Abdouch-with admiration and best wishes. Dick Yates, 8/19/63. Yates had worked as a speech writer for Robert Kennedy when Kennedy served as Attorney General; Abdouch was the executive secretary of the Nebraska (John F.) Kennedy organization when Robert Kennedy was campaign manager. . . A scarce book, and it is extremely uncommon to find this advance issue of it signed. Given the date of the inscription—that is, during JFKs. Presidency—and the connection between writer and recipient. Its reasonable to suppose this was an author's copy, presented to Abdouch by Yates.

Because Lopez and KLB did not obtain her permission before mentioning her and using the inscription in the advertisement, Abdusch filed an imasion-of-privacy lawsuit against Lopez and KLB in a Nebraska state district court. Contending that the Nebraska court lacked in personam jurisdiction, Lopez and KLB filed a motion to dismiss the case. The state district court gramted the motion. Abdouch then appealed to the Supreme Court's Options. (Further facts bearing upon the in personam jurisdiction issue appear in the following edited version of the Supreme Court's opinion.)

The cases in each chapter help to provide concrete examples of the rules stated in the text. A list of cases appears at the front of the text.

Problem cases appear at the end of each chapter for student review and discussion.

- 1. Victoria Wilson, a resident of Illinois, wishes to bring an invasion of privacy lawsuit against XYZ Co. because XYZ used a photograph of her, without her consent, in an advertisement for one of the company's products. Wilson will seek money damages of \$150,000 from XYZ, whose principal offices are located in New Jersey. A New Jersey newspaper was the only print media outlet in which the advertisement was published. However, XYZ also placed the advertisement on the firm's website. This website may be viewed by anyone with Internet access, regardless of the viewer's geographic location. Where, in a geographic sense, may Wilson properly file and pursue her lawsuit against XYZ? Must Wilson pursue her case in a state court, or does she have the option of litigating in federal court? Assuming that Wilson files her case in state court, what strategic option may XYZ exercise if it acts promptly?
- 2. Alex Ferrer, a former judge who appeared as "Judge Alex" on a television program, entered into a contract with Arnold Preston, a California attorney who rendered services to persons in the entertainment industry. Seeking fees allegedly due under the contract, Preston invoked the clause setting forth the parties' agreement to arbitrate "any dispute... relating to the terms of [the contract] or the breach, validity, or legality thereof... in accordance with the rules [of the American Arbitration Association]." Ferrer countered Preston's demand for arbitration by filing, with the California Labor Commissioner, a petition in which he contended that the contract was unenforceable under

residents Anne and Jim Cornelsen. When Anne Cornelson telephoned the Bomblisses and said she was ready to sell two litters of Tibetan mastiff puppies, Ron Bombliss expressed interest in purchasing two females of breeding quality. The Cornelsens had a website that allowed communications regarding dogs available for purchase but did not permit actual sales via the website. The Bomblisses traveled to Oklahoma to see the Cornelsens' puppies and ended up purchasing two of them. The Cornelsens provided a guarantee that the puppies were suitable for breeding purposes. Following the sale, the Cornelsens mailed, to the Bomblisses' home in Illinois, American Kennel Club registration papers for the puppies. Around this same time, Anne Cornelsen posted comments in an Internet chat room frequented by persons interested in Tibetan mastiffs. These comments suggested that the mother of certain Tibetan mastiff puppies (including one the Bomblisses had purchased) may have had a genetic disorder. The comments were made in the context of an apparent dispute between the Cornelsens and Richard Eichhorn, who owned the mother mastiff and had made it available to the Cornelsens for breeding purposes. The Bomblisses believed that the comments would have been seen by other persons in Illinois and elsewhere and would have impaired the Bomblisses' ability to sell their puppies even though, when tested, their puppies were healthy. The Bomblisses therefore sued the Cornelsens in an Illinois court on various legal theories. The Cornelsens asked the Illinois court to dismiss the case on the ground that the court lacked in personam jurisdiction over them. Did the Illinois court lack in personam jurisdiction?

### **KEY TERMS**

Key terms are in color and bolded throughout the text and defined in the Glossary at the end of the text for better comprehension of important terminology.



### WRITING ASSIGNMENT

McGraw Hill's new Writing Assignment tool delivers a learning experience that improves students' written communication skills and conceptual understanding with every assignment. Assign, monitor, and provide feedback on writing more efficiently and grade assignments within McGraw Hill Connect®. Writing Assignment gives students an all-in-one-place interface, so you can provide feedback more efficiently.

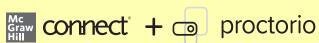
### Features include:

- Saved and reusable comments (text and audio).
- Ability to link to resources in comments.
- Rubric building and scoring.
- Ability to assign draft and final deadline milestones.
- Tablet ready and tools for all learners.

### BUSINESS LAW APPLICATION-BASED ACTIVITIES (ABAS)

Application-based activities for business law provide students valuable practice using problem-solving skills to apply their knowledge to realistic scenarios. Students progress from understanding basic concepts to using their knowledge to analyze complex scenarios and solve problems. Application-based activities have been developed for the topics most often taught (as ranked by instructors) in the business law course. These unique activities are assignable and auto-gradable in Connect.

# REMOTE PROCTORING & BROWSER-LOCKING CAPABILITIES



New remote proctoring and browser-locking capabilities, hosted by Proctorio within Connect, provide control of the assessment environment by enabling security options and verifying the identity of the student.

Seamlessly integrated within Connect, these services allow instructors to control students' assessment experience by restricting browser activity, recording students' activity, and verifying students are doing their own work.

Instant and detailed reporting gives instructors an at-a-glance view of potential academic integrity concerns, thereby avoiding personal bias and supporting evidence-based claims.

### TEST BUILDER

Available within Connect, Test Builder is a cloud-based tool that enables instructors to format tests that can be printed or administered within an LMS. Test Builder offers a modern, streamlined interface for easy content configuration that matches course needs, without requiring a download. Test Builder allows you to:

- Access all test bank content from a particular title.
- Easily pinpoint the most relevant content through robust filtering options.
- Manipulate the order of questions or scramble questions and/ or answers.
- Pin questions to a specific location within a test.
- Determine your preferred treatment of algorithmic questions.
- Choose the layout and spacing.
- Add instructions and configure default settings.

Test Builder provides a secure interface for better protection of content and allows for just-in-time updates to flow directly into assessments.

### ROGER CPA



McGraw Hill Education has partnered with Roger CPA Review, a global leader in CPA Exam preparation, to provide students a smooth transition from the accounting classroom to successful completion of the CPA Exam. While many aspiring accountants wait until they have completed their academic studies to begin preparing for the CPA Exam, research shows that those who become familiar with exam content earlier in the process have a stronger chance of successfully passing the CPA Exam. Accordingly, students using these McGraw Hill materials will have access to sample CPA Exam Multiple-Choice questions from Roger CPA Review, with expert-written explanations and solutions. All questions are either directly from the AICPA or are modeled on AICPA questions that appear in the exam. Instructors may assign the autogradable Roger CPA Review Multiple-Choice Questions in *Connect*,

which are delivered via the Roger CPA Review platform and mirror the look, feel, and functionality of the actual exam. McGraw Hill Education and Roger CPA Review are dedicated to supporting every accounting student along their journey, ultimately helping them achieve career success in the accounting profession. For more information about the full Roger CPA Review program, exam requirements, and exam content, visit www.rogercpareview.com.

The test bank consists of true-false, multiple-choice, and short essay questions in each chapter. Questions adapted from previous CPA exams are also included and highlighted to help Accounting students review for the exam. Instructors can test students using the quiz questions divided by chapter.

### REPOSITORY

Available in *Connect*, the Case Repository is a collection of cases from current and previous editions.

### ERACTIVE APPLICATIONS

Assignable in *Connect*, interactive applications offer a variety of automatically graded exercises that require students to apply key concepts. These applications provide instant feedback and progress tracking for students and detailed results for the instructor.

### BUSINESS LAW NEWSLE

McGraw Hill Education's monthly business law newsletter, *Proceedings*, is designed specifically with the business law educator in mind. *Proceedings* incorporates "hot topics" in business law, video suggestions, an ethical dilemma, teaching tips, and a "chapter key" cross-referencing newsletter topics with the various McGraw Hill Education business law programs. *Proceedings* is delivered via e-mail to business law instructors each month.

### POWERPOINT PRESENTATIONS

The PowerPoint presentations provide lecture outline material, important concepts and figures in the text, and summaries of the cases in the book. Notes are also provided within the PowerPoint presentations to augment information and class discussion.

### INSTRUCTOR'S MANUAL

A package of supplementary materials is included in the instructor's manual.

### Assurance of Learning

Many educational institutions today are focused on the notion of *assurance of learning*, an important element of some

accreditation standards. *Business Law* is designed specifically to support your assurance of learning initiatives with a simple, yet powerful solution.

Each test bank question for *Business Law* maps to a specific chapter learning outcome/objective listed in the text. You can easily query for learning outcomes/objectives that directly relate to the learning objectives for your course.

### AACSB Statem

McGraw Hill Education is a proud corporate member of AACSB International. The authors of *Business Law* understand the importance and value of AACSB accreditation and recognize the curricular guidelines detailed in the AACSB standards for business accreditation.

The statements contained in *Business Law* are provided only as a guide for the users of this textbook. The AACSB leaves content coverage and assessment within the purview of individual schools, the mission of the school, and the faculty. Although *Business Law* and the teaching package make no claim of any specific AACSB qualification or evaluation, we have within *Business Law* labeled selected questions according to the AACSB general knowledge and skill areas.



# **Instructors:** Student Success Starts with You

## Tools to enhance your unique voice

Want to build your own course? No problem. Prefer to use our turnkey, prebuilt course? Easy. Want to make changes throughout the semester? Sure. And you'll save time with Connect's auto-grading too.



Laptop: McGraw Hill; Woman/dog: George Doyle/Getty Images

## Study made personal

Incorporate adaptive study resources like SmartBook® 2.0 into your course and help your students be better prepared in less time. Learn more about the powerful personalized learning experience available in SmartBook 2.0 at www.mheducation.com/highered/connect/smartbook

# Affordable solutions, added value



Make technology work for you with LMS integration for single sign-on access, mobile access to the digital textbook, and reports to quickly show you how each of your students is doing. And with our Inclusive Access program you can provide all these tools at a discount to your students. Ask your McGraw Hill representative for more information.

# Solutions for your challenges



A product isn't a solution. Real solutions are affordable, reliable, and come with training and ongoing support when you need it and how you want it. Visit www. supportateverystep.com for videos and resources both you and your students can use throughout the semester.



# **Students:** Get Learning that Fits You

## Effective tools for efficient studying

Connect is designed to make you more productive with simple, flexible, intuitive tools that maximize your study time and meet your individual learning needs. Get learning that works for you with Connect.

## Study anytime, anywhere

Download the free ReadAnywhere app and access your online eBook or SmartBook 2.0 assignments when it's convenient, even if you're offline. And since the app automatically syncs with your eBook and SmartBook 2.0 assignments in Connect, all of your work is available every time you open it. Find out more at www.mheducation.com/readanywhere

"I really liked this app—it made it easy to study when you don't have your textbook in front of you."

Jordan Cunningham,
 Eastern Washington University



Calendar: owattaphotos/Getty Images

# Everything you need in one place

Your Connect course has everything you need—whether reading on your digital eBook or completing assignments for class, Connect makes it easy to get your work done.

# Learning for everyone

McGraw Hill works directly with Accessibility Services Departments and faculty to meet the learning needs of all students. Please contact your Accessibility Services Office and ask them to email accessibility@mheducation.com, or visit www.mheducation.com/about/accessibility for more information.



# **Brief Contents**

### Preface v

### Part 1

- 1 The Nature of Law 1-3
- 2 The Resolution of Private Disputes 2-1
- 3 Business and the Constitution 3-1
- Business Ethics, Corporate Social Responsibility,
   Corporate Governance, and Critical Thinking 4-1

### Part 2

- 5 Criminal Law and Procedure 5-3
- 6 Intentional Torts 6-1
- 7 Negligence and Strict Liability 7-1
- 8 Intellectual Property and Unfair Competition 8-1

### Part 3

- **9** Introduction to Contracts 9-3
- 10 The Agreement: Offer 10-1
- 11 The Agreement: Acceptance 11-1
- 12 Consideration 12-1
- 13 Reality of Consent 13-1
- 14 Capacity to Contract 14-1
- 15 Illegality 15-1
- **16** Writing 16-1
- 17 Rights of Third Parties 17-1
- 18 Performance and Remedies 18-1

### Part 4

- 19 Formation and Terms of Sales Contracts 19-3
- 20 Product Liability 20-1
- 21 Performance of Sales Contracts 21-1
- 22 Remedies for Breach of Sales Contracts 22-1

### Part 5

- 23 Personal Property and Bailments 23-3
- 24 Real Property 24-1
- 25 Landlord and Tenant 25-1
- 26 Estates and Trusts 26-1
- 27 Insurance Law 27-1

### Part 6

- 28 Introduction to Credit and Secured Transactions 28-3
- 29 Security Interests in Personal Property 29-1
- 30 Bankruptcy 30-1

### Part 7

31 Negotiable Instruments 31-3

- 32 Negotiation and Holder in Due Course 32-1
- 33 Liability of Parties 33-1
- **34** Checks and Electronic Transfers 34-1

### Part 8

- 35 The Agency Relationship 35-3
- **36** Third-Party Relations of the Principal and the Agent 36-1

### Part 9

- 37 Introduction to Forms of Business and Formation of Partnerships 37-3
- 38 Operation of Partnerships and Related Forms 38-1
- 39 Partners' Dissociation and Partnerships' Dissolution and Winding Up 39-1
- **40** Limited Liability Companies and Limited Partnerships 40-1

### Part 10

- 41 History and Nature of Corporations 41-3
- **42** Organization and Financial Structure of Corporations 42-1
- 43 Management of Corporations 43-1
- 44 Shareholders' Rights and Liabilities 44-1
- 45 Securities Regulation 45-1
- 46 Legal and Professional Responsibilities of Auditors, Consultants, and Securities Professionals 46-1

### Part 11

- **47** Administrative Law 47-3
- **48** The Federal Trade Commission Act and Consumer Protection Laws 48-1
- 49 Antitrust: The Sherman Act 49-1
- **50** The Clayton Act, the Robinson-Patman Act, and Antitrust Exemptions and Immunities 50-1
- 51 Employment Law 51-1
- 52 Environmental Regulation 52-1

### Glossary G-1

Appendix A The Constitution of the United States of America A-1

Appendix B Uniform Commercial Code B-1

Index I-1



Preface v

### Part 1 Foundations of American Law

### The Nature of Law 1-3

Types and Classifications of Law 1-4

The Types of Law 1-4

Priority Rules 1-8

Classifications of Law 1-10

Jurisprudence 1-10

Legal Positivism 1-11

Natural Law 1-11

American Legal Realism 1-11

Sociological Jurisprudence 1-12

Other Schools of Jurisprudence 1-12

The Functions of Law 1-13

Legal Reasoning 1-13

Case Law Reasoning 1-14

Statutory Interpretation 1-18

Limits on the Power of Courts 1-27

APPENDIX Reading and Briefing Cases 1-29

### The Resolution of Private Disputes 2-1

State Courts and Their Jurisdiction 2-2

Courts of Limited Jurisdiction 2-2

Trial Courts 2-2

Appellate Courts 2-3

Jurisdiction and Venue 2-3

ederal Courts and Their Jurisdiction 2-9

Federal District Courts 2-9

Specialized Federal Courts 2-12

Federal Courts of Appeals 2-12

The U.S. Supreme Court 2-12

Civil Procedure 2-13

Service of the Summons 2-13

The Pleadings 2-14

Motion to Dismiss 2-14

Discovery 2-15

Summary Judgment 2-17

The Pretrial Conference 2-17

The Trial 2-17

Appeal 2-20

Enforcing a Judgment 2-20

Class Actions 2-20

### Alternative Dispute Resolution 2-24

Common Forms of ADR 2-24 Other ADR Devices 2-28

### **Business and the Constitution 3-1**

An Overview of the U.S. Constitution 3-2

The Evolution of the Constitution and the Role

of the Supreme Court 3-3

The Coverage and Structure of

This Chapter 3-3

State and Federal Power to Regulate 3-4

State Regulatory Power 3-4

Federal Regulatory Power 3-4

Burden on, or Discrimination against, Interstate

Commerce 3-13

Independent Checks on the Federal Government

and the States 3-13

Incorporation 3-13

Government Action 3-14

Means-Ends Tests 3-14

Business and the First Amendment 3-15

Due Process 3-27

Equal Protection 3-28

Independent Checks Applying Only to the

States 3-37

The Contract Clause 3-37

Federal Preemption 3-38

The Takings Clause 3-39

### Business Ethics, Corporate Social Responsibility, Corporate Governance, and Critical Thinking 4-1

Why Study Business Ethics? 4-2

The Corporate Social Responsibility Debate 4-3

Ethical Theories 4-3

Rights Theory 4-5

Justice Theory 4-7

Utilitarianism 4-7

Shareholder Theory 4-8

Virtue Theory 4-11

Improving Corporate Governance and Corporate Social

Responsibility 4-12

Independent Boards of Directors 4-13

*The Law 4-15* 

**Guidelines for Ethical Decision Making 4-16** 

What Facts Impact My Decision? 4-16 What Are the Alternatives? 4-17 Who Are the Stakeholders? 4-17 How Do the Alternatives Impact Society as a Whole? 4-17 How Do the Alternatives Impact My Business Firm? 4-18 How Do the Alternatives Impact Me, the Decision *Maker?* 4-18 What Are the Ethics of Each Alternative? 4-19 What Are the Practical Constraints of Each Alternative? 4-20 What Course of Action Should Be Taken and How Do We Implement It? 4-20 Knowing When to Use the Guidelines 4-21 Non Sequiturs 4-22 Appeals to Pity 4-22 False Analogies 4-22 Begging the Question 4-22 Argumentum ad Populum 4-23 Bandwagon Fallacy 4-23 Argumentum ad Baculum 4-23 Argumentum ad Hominem 4-23 Argument from Authority 4-24 False Cause 4-24 The Gambler's Fallacy 4-24 Reductio ad Absurdum 4-25 Appeals to Tradition 4-25 The Lure of the New 4-25 Sunk Cost Fallacy 4-25 Failing to Remember Goals 4-26 Overconfidence 4-26 Complexity of the Issues 4-27 Recognizing Unethical Requests and Bosses 4-27 Buying Time 4-28 Find a Mentor and a Peer Support Group 4-28 Find Win-Win Solutions 4-28 Work within the Firm to Stop the Unethical Act 4-29 Prepare to Lose Your Job 4-30 Be Ethical 4-30 Communicate the Firm's Core Ethical Values 4-30

Connect Ethical Behavior with the Firm's and Workers' Best Interests 4-31 Reinforce Ethical Behavior 4-31

### Part 2

### Criminal Law and Procedure 5-3

Nature of Crimes 5-5 Purpose of the Criminal Sanction 5-6 Essentials of Crime 5-8 Constitutional Limitations on Power to Criminalize Behavior 5-10

Criminal Prosecutions: An Overview 5-15 Role of Constitutional Safeguards 5-15 The Fourth Amendment 5-16 Key Fourth Amendment Questions 5-16 Warrantless Searches and the Fourth Amendment 5-19 The Fifth Amendment 5-24

The Sixth Amendment 5-29

Introduction 5-29

Evolution of Corporate Criminal Liability 5-30 Corporate Criminal Liability Today 5-31 Individual Liability for Corporate Crime 5-32

New Directions 5-33

Regulatory Offenses 5-34 Fraudulent Acts 5-34 The Sarbanes-Oxley Act 5-37 Bribery and Giving of Illegal Gratuities 5-37

### **Intentional Torts 6-1**

Battery 6-5 Assault 6-8 Intentional Infliction of Emotional Distress 6-8 False Imprisonment 6-11 Defamation 6-13 Invasion of Privacy 6-27 Misuse of Legal Proceedings 6-33 Deceit (Fraud) 6-34

### ontracts 9-9

Trespass to Land 6-34 Private Nuisance 6-35 Conversion 6-37

### **Negligence and Strict Liability 7-1**

Duty and Breach of Duty 7-3 Causation of Injury 7-16 Res Ipsa Loquitur 7-27 Negligence Defenses 7-28

Abnormally Dangerous Activities 7-29
Statutory Strict Liability 7-33

### **Intellectual Property and Unfair Competition 8-1**

Protection of Intellectual Property 8-2

Patents 8-2 Copyrights 8-11 Trademarks 8-25

Definition of a Trade Secret 8-37 Ownership and Transfer of Trade Secrets 8-38 Misappropriation of Trade Secrets 8-38

Injurious Falsehood 8-40
Interference with Contractual Relations 8-41
Interference with Prospective Advantage 8-42

-45

### Part 3

### **Introduction to Contracts 9-3**

The Functions of Contracts 9-4
The Evolution of Contract Law 9-4
The Methods of Contracting 9-4
Basic Elements of a Contract 9-5

Bilateral and Unilateral Contracts 9-7 Valid, Unenforceable, Voidable, and Void Contracts 9-8 Express and Implied Contracts 9-8 Executed and Executory Contracts 9-8 The Uniform Commercial Code: Origin and Purposes 9-9

Application of Article 2 9-9

Application of the Common Law of Contracts 9-9

Law Governing "Hybrid" Contracts 9-9

Relationship of the UCC and the Common Law of

Contracts 9-9

Basic Differences in the Nature of Article 2 and the Common

Law of Contracts 9-11

Influence of Restatement (Second) of

Contracts 9-12

"Noncontract" Obligations 9-12

Quasi-Contract 9-13 Promissory Estoppel 9-13

### The Agreement: Offer 10-1

Requirements for an Offer 10-2

Intent to Contract 10-2
Definiteness of Terms 10-2
Communication to Offeree 10-7

Advertisements 10-7 Rewards 10-8 Auctions 10-10

Bids 10-11

Which Terms Are Included in the Offer? 10-11

**Termination of Offers 10-13** 

Terms of the Offer 10-13 Lapse of Time 10-13 Revocation 10-13 Rejection 10-15

Death or Mental Incapacity of Either Party 10-18

Destruction of Subject Matter 10-18

Intervening Illegality 10-18

### The Agreement: Acceptance 11-1

What Is an Acceptance? 11-1

Intention to Accept 11-2

Intent and Acceptance on the Offeror's Terms 11-5

Communication of Acceptance 11-9

Acceptance Communicated? 11-9

Acceptances by Instantaneous Forms of

Communication 11-9

Acceptances by Noninstantaneous Forms of

Communication 11-9

Stipulated Means of Communication 11-13

11-13

Acceptance in Unilateral Contracts 11-13
Acceptance in Bilateral Contracts 11-13
Silence as Acceptance 11-14
Acceptance When a Writing
Is Anticipated 11-16
Acceptance of Ambiguous Offers 11-18
Who Can Accept an Offer? 11-19

### 2 Consideration 12-1

Elements of Consideration 12-2

Legal Value 12-2

Bargained-For Exchange 12-3

**Exchanges That Fail to Meet Consideration** 

Requirements 12-5

Illusory Promises 12-5

Preexisting Duties 12-8

Past Consideration 12-12

**Exceptions to the Consideration** 

Requirement 12-13

Promissory Estoppel 12-14

Promises to Pay Debts Barred by Statutes of

Limitations 12-17

Promises to Pay Debts Barred by Bankruptcy

Discharge 12-17

Charitable Subscriptions 12-18

### 13 Reality of Consent 13-1

Effect of Doctrines Discussed in This

Cilabrei 13-1

Necessity for Prompt and

Unequivocal Rescission 13-2

Misrepresentation and Fraud 13-2

Relationship between Misrepresentation and

Fraud 13-2

Requirements for Rescission on the

Ground of Misrepresentation 13-2

Mistake 13-8

Nature of Mistake 13-8

Requirements for Mutual Mistake 13-9

Requirements for Unilateral Mistake 13-11

**Duress 13-13** 

Nature of Duress 13-13

Requirements for Duress 13-14

Economic Duress 13-17

Undue Influence 13

Nature of Undue Influence 13-17

Determining Undue Influence 13-17

### Capacity to Contract 14-1

Effect of Lack of Capacity 14-2

Minors' Right to Disaffirm 14-2

Period of Minority 14-5

Emancipation 14-5

Time of Disaffirmance 14-5

Ratification 14-5

Duties upon Disaffirmance 14-6

Effect of Misrepresentation of Age 14-8

Capacity of Men.

Theory of Incapacity 14-8

Test for Mental Incapacity 14-9

The Effect of Incapacity Caused by Mental Impairment 14-9

Contracts of Intoxicated Persons 14

Intoxication and Capacity 14-11

### 5 Illegality 15-1

Meaning of Illegality 15-1

Determining Whether an Agreement

Is Illegal 15-2

Agreements in Violation of Statute 15-4

Agreements Declared Illegal by Statute 15-4

Agreements That Violate the Public Policy of a

Statute 15-4

Agreements That May Be in Violation of

Policy Articulated by Courts, 15-5

Agreements in Restraint of Competition 15-5

Exculpatory Clauses 15-9

Family Relationships and Public Policy 15-12

Unfairness in Agre

Adhesion and

Contracts

Unconscionability 15-13

General Rule: No Remedy for Breach of

Illegal Agreements 15-17

Exceptions 15-17

### Writing 16-1

Purposes of Writing 16-1

Writing and Contract Enforcement 16-2

History and Purposes 16-2 Effect of Violating the Statute of Frauds 16-2

Collateral Contracts 16-3
Interest in Land 16-3
Contracts That Cannot Be Performed within
One Year 16-6
Promise of Executor or Administrator to Pay a Decedent's
Debt Personally 16-9
Contract in Which Marriage Is the Consideration 16-10

Nature of the Writing Required 16-11
UCC: Alternative Means of Satisfying the Statute of
Frauds in Sale of Goods Contracts 16-12
Promissory Estoppel and the Statute of Frauds 16-15
The Parol Evidence Rule 16-16
Explanation of the Rule 16-16
Scope of the Parol Evidence Rule 16-16
Admissible Parol Evidence 16-17
Interpretation of Contracts 16-19

### 17 Rights of Third Parties 17-1

Nature of Assignment of Rights 17-2
Creating an Assignment 17-3
Assignability of Rights 17-3
Nature of Assignee's Rights 17-6
Subsequent Assignments 17-7
Successive Assignments 17-7
Assignor's Warranty Liability to Assignee 17-7

Nature of Delegation 17-8
Delegable Duties 17-8
Language Creating a Delegation 17-10
Assumption of Duties by Delegatee 17-11
Discharge of Delegator by Novation 17-11

Intended Beneficiaries versus Incidental Beneficiaries 17-13 Vesting of Beneficiary's Rights 17-17

### Performance and Remedies 18-1

Nature of Conditions 18-2 Types of Conditions 18-2 Creation of Express Conditions 18-7
Excuse of Conditions 18-7

ontracts 18-8

Level of Performance Expected of the Promisor 18-8 Good-Faith Performance 18-8 Breach of Contract 18-9

Breach of Contract 18-9

Effect of Material Breach 18-9

Determining the Materiality of the Breach 18-10

Anticipatory Repudiation 18-12

Recovery by a Party Who Has Committed

Material Breach 18-13

Impossibility 18-14
Commercial Impracticability 18-17

Other Grounds for Discharge 18-17
Discharge by Mutual Agreement 18-17

Discharge by Accord and Satisfaction 18-17

Discharge by Waiver 18-17
Discharge by Alteration 18-17
Discharge by Statute of Limitations 18-18
Discharge by Decree of Bankruptcy 18-18

Types of Contract Remedies 18-18 Interests Protected by Contract Remedies 18-18 Legal Remedies (Damages) 18-19 Equitable Remedies 18-24 Restitution 18-26

### Part 4 Sa

### 9 Formation and Terms of Sales Contracts 19-3

Sale of Goods 19-4 Leases 19-6 Higher Standards for Merchants 19-6 UCC Requirements 19-6 Terms of Sales Contracts 19-6

Gap Fillers 19-6
Price Terms 19-7
Quantity Terms 19-8
Output and Needs Contracts 19-8
Exclusive Dealing Contracts 19-8
Time for Performance 19-10
Delivery Terms 19-11

Performance of Sales Contracts 21-1 UCC Changes 19-11 General Title Rule 19-11 Good Faith 21-2 Obtaining Good Title 19-13 Course of Dealing 21-2 Transfers of Voidable Title 19-13 Usage of Trade 21-2 Buyers in the Ordinary Course of Business 19-14 Modification 21-4 Entrusting of Goods 19-14 Waiver 21-4 Assignment 21-5 Terms of the Agreement 19-16 Shipment Contracts 19-17 Basic Obligation 21-5 Destination Contracts 19-17 Place of Delivery 21-5 Goods in the Possession of Third Parties 19-17 Seller's Duty of Delivery 21-5 Risk Generally 19-17 Effect of Breach on Risk of Loss 19-19 Buyer's Right of Inspection 21-6 Insurable Interest 19-19 Payment 21-6 Sale or Return 19-19 Acceptance 21-6 Sale on Approval 19-19 Effect of Acceptance 21-9 Revocation of Acceptance 21-9 **Product Liability 20-1** Buyer's Rights on Improper Delivery 21-12 Rejection 21-12 The 19th Century 20-3 Right to Cure 21-15 The 20th and 21st Centuries 20-3 Buyer's Duties after Rejection 21-15 The Current Debate over Product Liability Law 20-3 Assurance 21-16 Anticipatory Repudiation 21-16 Express Warranty 20-4 Excuse 21-16 Implied Warranty of Merchantability 20-5 Remedies for Breach of Sales Contracts 22-1 Implied Warranty of Fitness 20-5 Negligence 20-10 Strict Liability 20-14 Statute of Limitations 22-4 The Restatement (Third) 20-16 Other Theories of Recovery 20-20 Remedies Available to an Injured Seller 22-5 Cancellation and Withholding of Delivery 22-5 Resale of Goods 22-5 Recovery of the Purchase Price 22-6 Tort Cases 20-23 Damages for Rejection or Repudiation 22-8 Warranty Cases 20-23 Seller's Remedies Where Buyer Is Insolvent 22-9 Implied Warranty Disclaimers 20-24 Seller's Right to Stop Delivery 22-10 Express Warranty Disclaimers 20-29 Liquidated Damages 22-10 Disclaimers of Tort Liability 20-29 Limitation of Remedies 20-29 Buyer's Remedies in General 22-10 Buyer's Right to Damages 22-11 The Traditional Defenses 20-29 Buyer's Right to Cover 22-12 Comparative Principles 20-33 Incidental Damages 22-12

Consequential Damages 22-13

Preemption and Regulatory Compliance 20-35

Damages for Nondelivery 22-13 Warehouse Receipts 23-18 Bills of Lading 23-19 Damages for Defective Goods 22-15 Buyer's Right to Specific Performance 22-18 Duty of Care 23-20 Buyer and Seller Agreements as to Remedies 22-18 Negotiation of Document of Title 23-21 Rights Acquired by Negotiation 23-21 Warranties of Transferor of Document of Title 23-21 Part 5 Real Property 24-1 Personal Property and Bailments 23-3 Fixtures 24-2 Personal Property versus Real Property 23-4 Tangible versus Intangible Personal Property 23-4 Estates in Land 24-5 Public and Private Property 23-4 Co-ownership of Real Property 24-6 Production or Purchase 23-5 Easements 24-9 Possession of Unowned Property 23-5 Creation of Easements 24-10 Rights of Finders of Lost, Mislaid, and Abandoned Profits 24-12 Property 23-5 Licenses 24-12 Legal Responsibilities of Finders 23-6 Restrictive Covenants 24-12 Leasing 23-8 Gifts 23-9 Acquisition by Purchase 24-18 Conditional Gifts 23-9 Acquisition by Gift 24-18 Uniform Transfers to Minors Act 23-9 Acquisition by Will or Inheritance 24-18 Will or Inheritance 23-11 Acquisition by Tax Sale 24-18 Confusion 23-11 Acquisition by Adverse Possession 24-18 Accession 23-11 Steps in a Sale 24-20 Nature of Bailments 23-12 Contracting with a Real Estate Broker 24-21 Elements of a Bailment 23-12 Contract of Sale 24-21 Creation of a Bailment 23-12 Fair Housing Act 24-21 Types of Bailments 23-12 Deeds 24-22 Special Bailments 23-13 Form and Execution of Deed 24-23 Recording Deeds 24-23 Duties of the Bailee 23-13 Duty of Bailee to Take Care of Property 23-13 Methods of Assuring Title 24-24 Bailee's Duty to Return the Property 23-14 Bailee's Liability for Misdelivery 23-14 Limits on Liability 23-14 Implied Warranty of Habitability 24-25 Right to Compensation 23-16 Duty to Disclose Hidden Defects 24-25 Bailor's Liability for Defects in the Bailed Property 23-16 Common Carriers 23-17 Expansion of Premises Liability 24-26

Hotelkeepers 23-17

Safe-Deposit Boxes 23-17 Involuntary Bailments 23-18

Nuisance Law 24-27 Eminent Domain 24-28

Americans with Disabilities Act 24-26

Zoning and Subdivision Laws 24-31
Land Use Regulation and Taking 24-32

### 25 Landlord and Tenant 25-1

Leases and Tenancies 25-2

Nature of Leases 25-2

Types of Tenancies 25-2

Execution of a Lease 25-3

Rights, Duties, and Liabilities of the

Landlord 25-4

Landlord's Rights 25-4

Landlord's Duties 25-4

Landlord's Responsibility for Condition of

Leased Property 25-5

Landlord's Tort Liability 25-9

Rights, Duties, and Liabilities of

the Tenant 25-15

Rights of the Tenant 25-15

Duty to Pay Rent 25-15

Duty Not to Commit Waste 25-15

Assignment and Subleasing 25-15

Tenant's Liability for Injuries to Third Persons 25-16

Termination of the

Leasehold 25-16

Eviction 25-16

Agreement to Surrender 25-16

Abandonment 25-16

### **26 Estates and Trusts 26-1**

The Law of Estates and Trusts 26-2

Estate Planning 26-2

Wills 26-2

Right of Disposition by Will 26-2

Nature of a Will 26-2

Common Will Terminology 26-2

Testamentary Capacity 26-3

Execution of a Will 26-6

Incorporation by Reference 26-8

Informal Wills 26-8

Joint and Mutual Wills 26-8

Construction of Wills 26-8

Limitations on Disposition by Will 26-8

Revocation of Wills 26-9

Codicils 26-10

Advance Directives

Durable Power of Attorney 26-10

Living Wills 26-10

Durable Power of Attorney for

Health Care 26-10

Federal Law and Advance Directives 26-11

Characteristics of Intestacy Statutes 26-12

Special Rules 26-12

Simultaneous Death 26-15

The Probate Estate 26-16

Determining the Existence of a Will 26-16

Selecting a Personal Representative 26-16

Responsibilities of the Personal

Representative 26-16

**Trusts 26-17** 

Nature of a Trust 26-17

Trust Terminology 26-17

Why People Create Trusts 26-18

Creation of Express Trusts 26-18

Charitable Trusts 26-18

Totten Trusts 26-20

Powers and Duties of the Trustee 26-20

Liability of Trustee 26-21

Spendthrift Trusts 26-21

Termination and Modification of a Trust 26-21

Implied and Constructive Trusts 26-21

### 7 Insurance Law 27-1

Nature and Benefits of Insurance

Relationships 27-2

Insurance Policies as Contra

Interested Parties 27-3

Offer, Acceptance, and Consideration 27-3

Effect of Insured's Misrepresentation 27-6

Legality 27-6

Form and Content of Insurance

Contracts 27-6

Performance and Breach by Insurer 27-8

The Insurable Interest Requirement 27-9

Covered and Excluded Perils 27-9

Nature and Extent of Insurer's Payment

Obligation 27-13

Right of Subrogation 27-15

Duration and Cancellation of Policy 27-15

Types of Liability Insurance Policies 27-17

Liabilities Insured Against 27-17

Insurer's Obligations 27-21 Is There a Liability Insurance Crisis? 27-25

### Part 6

# Introduction to Credit and Secured Transactions 28-3

Unsecured Credit 28-4 Secured Credit 28-4

Development of Security 28-5

Security Interests in Personal Property 28-5

Security Interests in Real Property 28-5

அற் and Guaranty 28-6

Sureties and Guarantors 28-6

Creation of Principal and Surety Relation 28-8

Defenses of a Surety 28-8

Creditor's Duties to Surety 28-9

Subrogation, Reimbursement, and Contribution 28-9

Liens on Personal Property 28-10

Security Interests in Personal Property and Fixtures under

the Uniform Commercial Code 28-10

Common Law Liens 28-10

Statutory Liens 28-10

Characteristics of Liens 28-10

Foreclosure of Lien 28-13

terests in Real Property 28-13

Historical Developments of Mortgages 28-13

Form, Execution, and Recording 28-13

Rights and Liabilities 28-13

Foreclosure 28-14

Right of Redemption 28-14

Recent Development Concerning Foreclosures 28-15

Deed of Trust 28-16

Land Contracts 28-17

Rights of Subcontractors and Materialmen 28-18

Basis for Mechanic's or Materialman's Lien 28-18

Requirements for Obtaining a Lien 28-19

Priorities and Foreclosure 28-19

Waiver of Lien 28-19

### **Security Interests in Personal Property 29-1**

Security Interests 29-2

Types of Collateral 29-2

Obtaining a Security Interest 29-3

### of the Security Interest 29-3

Attachment 29-3

The Security Agreement 29-3

Purchase Money Security Interests 29-3

Future Advances 29-5

After-Acquired Property 29-5

Proceeds 29-5

### Perfecting the Security Interest 29-6

Perfection 29-6

Perfection by Public Filing 29-6

Possession by Secured Party as Public Notice 29-9

Control 29-9

Perfection by Attachment/Automatic Perfection 29-9

Exceptions to Perfection by Attachment: Consumer

Goods 29-10

Motor Vehicles 29-11

Fixtures 29-12

**Priority Rules 29-12** 

Importance of Determining Priority 29-12

General Priority Rules 29-12

Purchase Money Security Interest in Inventory 29-12

Purchase Money Security Interest in Noninventory

Collateral 29-14

Rationale for Protecting Purchase Money Security

Interests 29-15

Buyers in the Ordinary Course of Business 29-15

Artisan's and Mechanic's Liens 29-15

Liens on Consumer Goods Perfected Only by Attachment/

Automatic Perfection 29-18

Fixtures 29-18

### Default and Foreclosure, 29-20

Default 29-20

Right to Possession 29-20

Sale of the Collateral 29-20

Consumer Goods 29-20

Distribution of Proceeds 29-20

Liability of Creditor 29-21

### Bankruptcy 30-1

Code 30-2

Bankruptcy Proceedings 30-2

Liquidations 30-2

Reorganizations 30-3

Family Farms 30-3

Negotiable Instruments 31-4

Consumer Debt Adjustments 30-3 Negotiability 31-4 The Bankruptcy Courts 30-3 Promissory Notes 31-5 Petitions 30-3 Certificates of Deposit 31-5 Drafts 31-6 *Involuntary Petitions 30-3* Automatic Stay Provisions 30-4 Checks 31-7 Order of Relief 30-5 Meeting of Creditors and Election of Trustee 30-5 Rights of an Assignee of a Contract 31-8 Duties of the Trustee 30-5 Rights of a Holder of a Negotiable Instrument 31-9 The Bankruptcy Estate 30-6 Exemptions 30-6 Basic Requirements 31-9 Avoidance of Liens 30-9 Importance of Form 31-10 Redemptions 30-9 Preferences (Preferential Payments or Liens) 30-9 Preferential Liens 30-10 Transactions in the Ordinary Course of Business 30-10 Requirement of a Promise or Order 31-10 Promise or Order Must Be Unconditional 31-10 Fraudulent Transfers 30-10 Claims 30-13 Allowable Claims 30-13 Fixed Amount 31-12 Secured Claims 30-13 Payable in Money 31-13 Priority Claims 30-13 Distribution of the Debtor's Estate 30-14 Payable on Demand 31-13 Payable at a Definite Time 31-13 Discharge 30-14 Objections to Discharge 30-14 Additional Terms 31-16 Acts That Bar Discharge 30-16 Nondischargeable Debts 30-16 Ambiguous Terms 31-17 Reaffirmation Agreements 30-18 **Negotiation and Holder in Due Course 32-1** Dismissal for Substantial Abuse 30-18 Reorganization Proceeding 30-22 Nature of Negotiation 32-2 Use of Chapter 11 30-25 Formal Requirements for Negotiation 32-2 Nature of Indorsement 32-2 Wrong or Misspelled Name 32-3 Relief for Family Farmers and Fishermen 30-28 Checks Deposited without Indorsement 32-3 Transfer of Order Instrument 32-3 Relief for Individuals 30-29 Procedure 30-29 Effects of an Indorsement 32-5 Discharge 30-33 Kinds of Indorsements 32-5 Advantages of Chapter 13 30-33 Rescission of Indorsement 32-7 Part 7 General Requirements 32-9 Holder 32-9 **Negotiable Instruments 31-3** Value 32-11 Nature of Negotiable Good Faith 32-11 Uniform Commercial Code 31-4 Overdue or Dishonored 32-12

Notice of Unauthorized Signature or Alteration 32-13

Notice of Claims 32-13 Discharge of Contractual Liability 33-20 Irregular and Incomplete Instruments 32-15 Discharge by Payment 33-21 Shelter Rule 32-15 Discharge by Cancellation 33-21 Altered Instruments: Discharge by Alteration 33-21 Claims and Defenses Generally 32-16 Importance of Being a Holder in Due Course 32-16 Discharge of Indorsers and Accommodation Parties 33-22 Real Defenses 32-17 **Checks and Electronic Transfers 34-1** Personal Defenses 32-18 Claims to the Instrument 32-20 Claims in Recoupment 32-20 Bank's Duty to Pay 34-2 Bank's Right to Charge to Customer's Account 34-2 Stop-Payment Order 34-5 Consumer Disadvantages 32-21 Bank's Liability for Payment after Stop-Payment State Consumer Protection Legislation 32-22 Order 34-8 Federal Trade Commission Regulation 32-22 Certified Check 34-9 Cashier's Check 34-9 **Liability of Parties 33-1** Death or Incompetence of Customer 34-10 Bank's Right to Charge Account 34-10 Primary and Secondary Liability 33-2 Customer's Duty to Report Forgeries and Alterations 34-12 *Obligation of a Maker 33-2* Obligation of a Drawee or an Acceptor 33-3 Check Collection 34-14 Obligation of a Drawer 33-3 Funds Availability 34-18 Obligation of an Indorser 33-3 Check 21 34-19 Obligation of an Accommodation Party 33-4 Signing an Instrument 33-6

Liability in Operation 33-8

Presentment of a Note 33-8
Presentment of a Check or a Draft 33-8

Signature by an Authorized Agent 33-6

Time of Presentment 33-10

Unauthorized Signature 33-7

Transfer Warranties 33-10
Presentment Warranties 33-12
Payment or Acceptance by Mistake 33-13
Operation of Warranties 33-13

Negligence 33-15 Impostor Rule 33-15 Fictitious Payee Rule 33-15 Comparative Negligence Rule Concerning Impostors and Fictitious Payees 33-16 Fraudulent Indorsements by Employees 33-16 Conversion 33-19

### Part 8 Agency Law

Wire Transfers 34-22

### The Agency Relationship 35-3

Creation of an Agency 35-4

Electronic Fund Transfer Act 34-20

Formation 35-4 Capacity 35-5

*Nondelegable Obligations 35-5* 

Agency Concepts, Definitions, and Types 35-5

Authority 35-6

General and Special Agents 35-6

Gratuitous Agents 35-6

Subagents 35-6

Employees and Nonemployee Agents 35-7

rincipal 35-9

Agent's Duty of Loyalty 35-10
Agent's Duty to Obey Instructions 35-12
Agent's Duty to Act with Care and Skill 35-12

Agent's Duty to Provide Information 35-12
Agent's Duties of Segregation, Record-Keeping, and
Accounting 35-12
Duty Not to Receive a Material Benefit 35-12
Duty of Good Conduct 35-12

Duties of Principal to Agent 35-12

Duty to Compensate Agent 35-13

Duties of Reimbursement and Indemnity 35-13

Termination of an Agency 35-14

Termination by Act of the Parties 35-14
Termination by Operation of Law 35-14
Termination of Agency Powers Given as Security 35-15
Effect of Termination on Agent's Authority 35-16

# Third-Party Relations of the Principal and the Agent 36-1

Contract Liability of the Principal 36-2

Actual Authority 36-2

Apparent Authority 36-3

Agent's Notification and Knowledge 36-3

Ratification 36-3

Estoppel 36-4

Contracts Made by Subagents 36-6

Contract Liability of the Agent 36-6

The Nature of the Principal 36-6
Liability of Agent by Agreement 36-8
Implied Warranty of Authority 36-8

Respondent Superior Liability 36-10

Direct Liability 36-13

Liability for Torts of Nonemployee Agents 36-13

Liability for Agent's Misrepresentations 36-13

Tort Liability of the Agent 36-14

Tort Suits against Principal and Agent 36-15

# Part 9

### **Partnerships**

# Introduction to Forms of Business and Formation of Partnerships 37-3

Types of Business Entities 37-4

Sole Proprietorship 37-4

Partnership 37-4

Limited Liability Partnership 37-5

Limited Partnership 37-5

Corporation 37-6

**Professional Corporation 37-6** 

Limited Liability Company 37-6 Benefit Corporations 37-7

RUPA Definition of Partnership 37-10
Creation of Joint Ventures 37-12
Creation of Mining Partnerships 37-13
Creation of Limited Liability Partnerships 37-13

Purporting to Be a Partner 37-14
Reliance Resulting in a Transaction with the Partnership 37-14
Effect of Purported Partnership 37-14
Partnership Capital 37-1

Examples 37-17
Need for Partnership Agreement 37-17
Partner's Partnership Interest 37-19
Partner's Transferable Interest 37-19

Effect of Partnership Agreement 37-20

### 8 Operation of Partnerships and Related Forms 38-1

Duties of Partners to the Partnership and Each Other 38-2

Having Interest Adverse to Partnership 38-2 Competing against the Partnership 38-2

Duty to Serve 38-4

Duty of Care 38-4

Duty to Act within Actual Authority 38-4

Duty to Account 38-4

Other Duties 38-4

Joint Ventures and Mining Partnerships 38-5

Compensa

**Profits** and Losses 38-5

Individual Authority of Partners 38-8

Special Transactions 38-9

Disagreement among Partners: Ordinary Course of

Business 38-10

When Unanimous Partners' Agreement Is Required 38-11

Joint Ventures and Mining Partnerships 38-11

Effect of Partnership Agreement 38-11

Torts 38-13

Tort Liability and Limited Liability Partnerships 38-14

Crimes 38-14

Limited Liability Partnerships 38-14

# Partners' Dissociation and Partnerships' Dissolution and Winding Up 39-1

Nonwrongful Dissociation 39-2 Wrongful Dissociation 39-3 Acts Not Causing Dissociation 39-3 Effect of Partnership Agreement 39-3

the Partnership

Events Causing Dissolution and
Winding Up 39-5

Joint Ventures and Mining Partnerships 39-7

Performing Winding Up 39-7

Partner's Authority during Winding Up 39-9

Distribution of Dissolved Partnership's

Assets 39-11

Asset Distributions in a Limited Liability

Partnership 39-12

Termination 39-12

Successor's Liability for Predecessor's Obligations 39-12
Dissociated Partner's Liability for Obligations Incurred
while a Partner 39-12
Dissociated Partner's Liability for Obligations Incurred
after Leaving the Partnership 39-13
Effect of LLP Status 39-14
Buyout of Dissociated Partners 39-14

Liability of New Partners 39-16

# **Limited Liability Companies and Limited Partnerships 40-1**

Tax Treatment of LLCs 40-2 Formation of LLCs 40-2 Members' Rights and Responsibilities 40-2 Members' Dissociations and LLC Dissolution 40-5

The Uniform Limited Partnership Acts 40-9 Use of Limited Partnerships 40-9 Defective Compliance with Limited Partnership Statute 40-11

des of Partners in Limited

40-12

Rights and Liabilities Shared by General and Limited Partners 40-12
Other Rights of General Partners 40-13
Other Liabilities of General Partners 40-13
Other Rights of Limited Partners 40-14
Other Liabilities of Limited Partners 40-14
Partners Dissociations and Limited Partners

Partners' Dissociations 40-14 Limited Partnership Dissolutions 40-16

Part 10 Corporations

### History and Nature of Corporations 41-3

History of Corporations 41-4

American Corporation Law 41-4

Classifications of Corporations 41-4

Regulation of For-Profit Corporations 41-6

State Incorporation Statutes 41-6
State Common Law of Corporations 41-7
Regulation of Nonprofit Corporations 41-7
Regulation of Foreign and Alien

Due Process Clause 41-8
Commerce Clause 41-8
Subjecting Foreign Corporations to Suit 41-8
Taxation 41-9
Qualifying to Do Business 41-9
Regulation of a Corporation's Internal Affairs 41-12
Regulation of Foreign Nonprofit
Corporations 41-12

Nonprofit Corporations 41-14

# Organization and Financial Structure of Corporations 42-1

Reincorporation

Corporation's Liability on Preincorporation Contracts 42-2 Promoter's Liability on Preincorporation Contracts 42-2 Obtaining a Binding Preincorporation Contract 42-2 Preincorporation Share Subscriptions 42-3 Relation of Promoter and Prospective Corporation 42-4 Liability of Corporation to Promoter 42-4 Acting within Authority 43-11 Duty of Care 43-11 Steps in Incorporation 42-4 Board Opposition to Acquisition of Control of a Close Corporation Elections 42-7 Corporation 43-16 Oversight of Legal Compliance 43-20 *De Jure Corporation 42-7* Duties of Loyalty 43-22 De Facto Corporation 42-8 Conflicting Interest Transactions 43-22 Corporation by Estoppel 42-8 Usurpation of a Corporate Opportunity 43-23 Defective Incorporation 42-8 Oppression of Minority Shareholders 43-25 Modern Approaches to the Defective **Trading on Inside Information 43-27** Incorporation Problem 42-8 Duties of Directors and Officers of Nonprofit Corporations 43-27 Liability for Preincorporation Transactions 42-11 Liability of the Corporation 43-28 Directors' and Officers' Liability for Torts and Equity Securities 42-11 *Crimes* 43-29 Authorized, Issued, and Outstanding Shares 42-12 Options, Warrants, and Rights 42-12 Mandatory Indemnification of Directors 43-32 Debt Securities 42-13 Permissible Indemnification of Directors 43-32 Insurance 43-32 Quality of Consideration for Shares 42-13 Nonprofit Corporations 43-32 Quantity of Consideration for Shares 42-13 Shareholders' Rights and Liabilities 44-1 Notice of Meetings 44-2 Restrictions on Transferability of Shares 42-17 Conduct of Meetings 44-2 Shareholder Action without a Meeting 44-2 **Management of Corporations 43-1** Straight Voting 44-2 Cumulative Voting 44-3 Classes of Shares 44-3 Purpose Clauses in Articles of Incorporation 43-3 Shareholder Control Devices 44-3 Procedures Required 44-7 Board Authority under Corporation Statutes 43-4 Committees of the Board 43-4 Who Is an Independent Director? 43-5 Powers, Rights, and Liabilities of Directors as Individuals 43-5 Dividends 44-16 Election of Directors 43-5 Share Repurchases 44-18

Shareholders' Individual Lawsuits 44-19 Shareholder Class Action Suits 44-19 Shareholders' Derivative Actions 44-19 Defense of Corporation by Shareholder 44-22

Shareholder Liability for Illegal Distributions 44-22 Shareholder Liability for Corporate Debts 44-22 Sale of a Control Block of Shares 44-22 Shareholders as Fiduciaries 44-23

-41

Members' Meeting and Voting Rights 44-26
Member Inspection and Information Rights 44-26
Distributions of Assets 44-27
Resignation and Expulsion of Members 44-27
Derivative Suits 44-27
Locution and Termination of
Corporations 44-27

Winding Up and Termination 44-29
Dissolution of Nonprofit Corporations 44-29

### 45 Securities Regulation 45-1

Purposes of Securities Regulation 45-2 Securities and Exchange Commission 45-3

SEC Actions 45-3

What Is a Security? 45-4 urities Act of 1933 45-7

tion of Securities under the 1933 Act 45-7

Mechanics of a Registered Offering 45-7 Registration Statement and Prospectus 45-7 Section 5: Timing, Manner, and Content of Offers and Sales 45-8

tion Requirement

Securities Exemptions 45-12
Transaction Exemptions 45-13
Intrastate Offering Exemption 45-13
Private Offering Exemption 45-13
Small Offering Exemptions 45-15
The JOBS Act and Regulation Crowdfunding 45-16
Transaction Exemptions for Nonissuers 45-16
Sale of Restricted Securities 45-17
Consequence of Obtaining a Securities or Transaction
Exemption 45-20

Liability for Defective Registration Statements 45-21 Other Liability Provisions 45-26 Criminal Liability 45-26

et of 1934 45-26

Registration of Securities under the 1934 Act 45-27 Holdings and Trading by Insiders 45-28 Proxy Solicitation Regulation 45-28

Liability for False Statements in Filed Documents 45-30 Section 10(b) and Rule 10b-5 45-31 Elements of a Rule 10b-5 Violation 45-31

Elements of a Rule 10b-3 Violation 43-31

Regulation FD 45-43 Criminal Liability 45-44

**Tender Offer Regulation 45-44** 

Private Acquisitions of Shares 45-46
State Regulation of Tender Offers 45-46
State Securities Law 45-46

Registration of Securities 45-46

# Legal and Professional Responsibilities of Auditors, Consultants, and Securities Professionals 46-1

General Standard of Performance 46-3
Professionals' Liability to Clients 46-3

Contractual Liability 46-3

Tort Liability 46-4

In Pari Delicto 46-7

Breach of Trust 46-7

Securities Law 46-8

Professionals' Liability to Third Persons:

Common Law 46-8

Negligence and Negligent Misrepresentation 46-8 Fraud 46-13

Professional's Liability to Third Parties:

Securities Act of 1933 46-14

Securities Exchange Act of 1934 46-15

State Securities Law 46-18

Securities Analysts' Conflicts of Interest 46-18

Dodd-Frank Act and Broker-Dealers 46-20

Regulation Best Interest and

ker-Dealers 46-20

d Opinions, Disclaimers of verse Opinions, and Unaudited

25

and Administrative

Criminal Liability under the Securities Laws 46-24

Other Criminal Law Violations 46-25
Injunctions 46-26
Administrative Proceedings 46-26
Securities Exchange Act Audit
Requirements 46-27
SOX Section 404 46-27
Cooperation with PCAOB Investigations

Cooperation with PCAOB Investigations 46-27
Ownership of Working Papers 46-28
Professional-Client Privilege 46-28

#### Part 11 Regulation of Business

#### 47 Administrative Law 47-3

Origins of Administrative Agencies 47-5

Enabling Legislation 47-6 Administrative Agencies and the Constitution 47-7

Agency Types and Organization 47-11

Agency Types 47-11
Agency Organization 47-12

Agency Powers and Procedures 47-12

Nature, Types, and Source of Powers 47-12

Investigative Power 47-12

Rulemaking Power 47-14

Adjudicatory Power 47-16

Controlling Administrative Agencies 47-17

Presidential Controls 47-17 Congressional Controls 47-17 Judicial Review 47-18

Information Controls A

Freedom of Information Act 47-27

Privacy Act of 1974 47-31

Government in the Sunshine Act 47-31

Issues in Regulation 47-31

"Old" Regulation versus "New"

Regulation 47-31

"Captive" Agencies and Agencies'

"Shadows" 47-31

Is the Agency Doing Its Job? 47-31

Deregulation versus Reregulation 47-32

## 48 The Federal Trade Commission Act and Consumer Protection Laws 48-1

The Federal Tra

The FTC's Powers 48-2

FTC Enforcement Procedures 48-2 Actions in Court 48-3

Deception 48-6 Unfairness 48-15 Remedies 48-15

Telemarketing and Consumer Fraud and

Abuse Prevention Act 48-15
Do-Not-Call Registry 48-16
Do Not Track 48-17

Magnuson-Moss Warranty Act 48-17

Truth in Lending Act 48-18

Fair Credit Reporting Act 48-19

FACT Act and the Identity

Theft Problem 48-23

Equal Credit Opportunity Act 48-24

Fair Credit Billing Act 48-24

The Dodd-Frank Act 48-24

Fair Debt Collection

Practices Act 48-25

Product Safety Regulation 48-30

#### 49 Antitrust: The Sherman Act 49-1

The Antitrust Policy Debate 49-2

Chicago School Theories 49-3

Traditional Antitrust Theories 49-3

Impact of Chicago School 49-3

Jurisdiction, Types of Cases

Jurisdiction 49-3

Types of Cases and the Role of Pretrial Settlements 49-4

Criminal Prosecutions 49-4

Civil Litigation 49-4

Standing 49-5

Concerted Action 49-5

Per Se versus Rule of Reason Analysis 49-9

Horizontal Price-Fixing 49-9

Vertical Price-Fixing 49-13

Horizontal Divisions of Markets 49-17

Vertical Restraints on

Distribution 49-18

Group Boycotts and Concerted

Refusals to Deal 49-18

Tying Agreements 49-19

Reciprocal Dealing Agreements 49-25 Exclusive Dealing Agreements 49-25 Joint Ventures by Competitors 49-25

Monopolization 49-27 Attempted Monopolization 49-34 Conspiracy to Monopolize 49-35

# The Clayton Act, the Robinson-Patman Act, and Antitrust Exemptions and Immunities 50-1

Tying Agreements 50-3
Exclusive Dealing Agreements 50-3

Introduction 50-3

Federal Filing Requirements for Mergers 50-4 Relevant Market Determination 50-4 Horizontal Mergers 50-5 Vertical Mergers 50-13 Conglomerate Mergers 50-14

Jurisdiction 50-16
Section 2(a) 50-17
Defenses to Section 2(a) Liability 50-22
Indirect Price Discrimination 50-23
Buyer Inducement of Discrimination 50-24

Statutory Exemptions 50-24
State Action Exemption 50-25
The Noerr-Pennington Doctrine 50-25
Patent Licensing 50-29
Foreign Commerce 50-29

#### **Employment Law 51-1**

Workers' Compensation 51-2 The Occupational Safety and Health Act 51-6 The Family and Medical Leave Act 51-6

Social Security 51-7 Unemployment Compensation 51-7 ERISA 51-8 The Fair Labor Standards Act 51-8

#### Legislation 51-10

The Equal Pay Act 51-10
Title VII 51-11
Section 1981 51-27
The Age Discrimination in

The Age Discrimination in Employment Act 51-27
The Americans with Disabilities Act 51-28
Genetic Information Nondiscrimination Act 51-32
Immigration Reform and Control Act 51-32
Uniformed Services Employment and Reemployment
Rights Act 51-32

Rights Act 51-32 Executive Order 11246 51-33 State Antidiscrimination Laws 51-33 Retaliation 51-33

Polygraph Testing 51-34
Drug and Alcohol Testing 51-35
Employer Searches 51-36
Records and References 51-36
Employer Monitoring 51-36
Job Security 51-36

The Doctrine of Employment at Will 51-36 The Common Law Exceptions 51-37

#### **Environmental Regulation 52-1**

**Historical Perspective 52-2** 

The Environmental Protection Agency 52-2 The National Environmental Policy Act 52-3

Air Pollution 52-3

Background 52-3 Clean Air Act 52-3

Ambient Air Control Standards 52-3

Acid Rain Controls 52-4

Control of Hazardous Air Pollutants 52-4

New Source Controls 52-4

Permits 52-7
Enforcement 52-7
Automobile Pollution 52-8
International Air Problems 52-9

Parkanound 52.12

Background 52-12
Early Federal Legislation 52-12
Clean Water Act 52-12
Discharge Permits 52-12
Water Quality Standards 52-13
Enforcement 52-13

#### xxxviii

Wetlands 52-16

Waters of the United States 52-16

Ocean Dumping 52-16

Liability for Oil Spills 52-17

Drinking Water 52-19

Waste Disposal 52-19

Background 52-19

The Resource Conservation and Recovery Act 52-20

Underground Storage Tanks 52-20

State Responsibilities 52-20

Enforcement 52-20

Solid Waste 52-23

Superfund 52-23

Community Right to Know and Emergency Cleanup 52-26

Regulation of Chemicals 52-26

Background 52-26

Regulation of Agricultural Chemicals 52-26

Toxic Substances Control Act 52-27

International Developments Concerning

Regulation of Toxic Substances 52-27

Biotechnology 52-29

Glossary G-1

Appendix A

United

Appendix B

Code B-1

Index I-1

Abdouch v. Lopez	Cordas v. Uber Technologies, Inc.
Advance Dental Care, Inc. v. SunTrust Bank	Coyle v. Schwartz
Aliaga Medical Center v. Harris Bank	Currie v. Chevron U.S.A., Inc.
Alice Corporation Ltd. v. CLS Bank International8-4	D'Agostino v. Federal Insurance Company
Allstate Lien & Recovery Corporation v. Stansbury 28-11	Day v. Fortune Hi-Tech Marketing, Inc. 12-5
American Greetings Corp. v. Bunch	DePetris & Bachrach, LLP v. Srour
American Needle, Inc. v. National Football League 49-6	Dixon v. Crawford, McGilliard, Peterson & Yelish 39-14
A Note on <i>United States v. Apple</i> 49-13	Dodge v. Ford Motor Co
Arthur Andersen LLP v. United States	Doe v. Roman Catholic Archdiocese of Indianapolis 12-13
AT&T Mobility LLC v. Concepcion 2-25	Domingo v. Mitchell
Ballard v. Dornic 24-7	Drake Manufacturing Company, Inc. v. Polyflow, Inc 41-10
Bank of America, N.A. v. Inda 32-10	Durham v. McDonald's Restaurants of Oklahoma, Inc 6-9
Banks v. Lockhart6-6	Duro Textiles, LLC v. Sunbelt Corporation 11-8
Bauer v. Qwest Communications Company, LLC	Dynegy, Inc. v. Yates
Beau Townsend Ford Lincoln v. Don Hinds Ford 22-6	EEOC v. Kohl's Dep't Stores, Inc. 51-30
Beer v. Bennett 22-11	E & G Food Corp. v. Cumberland Farms 32-18
Berghuis v. Thompkins	Escott v. BarChris Construction Corp
Bertrand v. Mullin6-20	Evory v. RJM Acquisitions Funding, L.L.C
Bissinger v. New Country Buffet 20-6	Exxon Shipping Co. v. Baker
Black v. William Insulation Co. 7-22	Farrell v. Macy's Retail Holdings, Inc
Bostock v. Clayton County, Georgia 51-18	Federal Trade Commission v. Ross
Bouchat v. Baltimore Ravens Limited Partnership8-21	Federal Trade Commission v. Staples, Inc. 50-10
Branham v. Ford Motor Co. 20-17	Ferris, Baker Watts, Inc. v. Ernst & Young, LLP
Brehm v. Eisner	Filer, Inc. v. Staples, Inc.
Brooke Group Ltd. v. Brown & Williamson Tobacco Corp. 50-18	Finch v. Raymer
Brooks v. Lewin Realty III, Inc. 25-6	Fish v. Tex. Legislative Serv., P'ship
Browning v. Poirier 16-7	Fitzgerald v. Racing Association of Central Iowa
Cabot Oil & Gas Corporation v. Daugherty Petroleum, Inc. 11-16	Forcht Bank v. Gribbins
Cahaba Disaster Recovery v. Rogers 22-15	Francini v. Goodspeed Airport, LLC
Capshaw v. Hickman	Frontier Leasing Corp. v. Links Engineering, LLC
CBS Corp. v. FCC 35-7	Gamboa v. Alvarado
Cincinnati Insurance Company v. Wachovia	Garden Ridge, L.P. v. Advance International, Inc. 18-22
Bank National Association 34-10	Gaskell v. University of Kentucky 51-13
Citizens National Bank of Paris v. Kids Hope United, Inc. 26-19	Gelman v. Buehler
Citizens United v. Federal Election Commission	General Credit Corp. v. New York Linen Co
Clark's Sales and Service, Inc. v. Smith	George v. Al Hoyt & Sons, Inc.
Coggins v. New England Patriots Football Club, Inc 43-26	Gniadek v. Camp Sunshine at Sebago Lake, Inc. 35-16
Coleman v. Retina Consultants, P.C. 8-39	Gold v. Deloitte & Touche, LLP (In re NM Holdings
Columbia Realty Ventures v. Dang 28-6	Co., LLC) 46-5
Coma Corporation v. Kansas Department of Labor 15-2	Grace Label, Inc. v. Kliff 21-3
Coomer v. Kansas City Royals Baseball Corp.	Grande v. Jennings 23-7

xl List of Cases

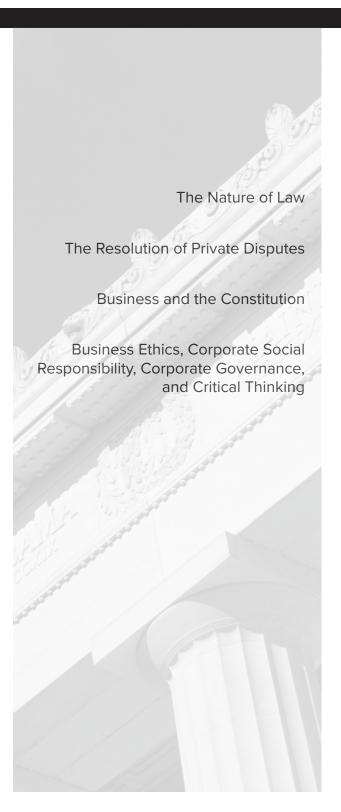
Green v. Ford Motor Co.		Kirtsaeng v. John Wiley & Sons, Inc		
Green Garden Packaging Co. v. Schoenmann Produce Co. 16-14		Kolodziej v. Mason		
Green Wood Industrial Company v.		Kraft, Inc. v. Federal Trade Commission	48-7	
Forceman International Development Group	.22-13	Krakauer v. Dish Network, L.L.C.	35-4	
Grimes v. Young Life, Inc.	9-10	Krupinski v. Deyesso	42-9	
Grodner & Associates v. Regions Bank	.34-13	Kruser v. Bank of America NT & SA	.34-21	
Guth v. Loft, Inc.	.43-24	Lach v. Man O'War, LLC	.40-17	
Gyamfoah v. EG&G Dynatrend (now EG&G		Leegin Creative Leather Products v. PSKS, Inc.		
Technical Services)	.23-20	Lehigh Presbytery v. Merchants Bancorp	32-6	
Harrison v. Family Home Builders, LLC	.18-10	Lewis-Gale Medical Center, LLC v. Alldredge	8-42	
Hecht v. Andover Assoc. Mgmt. Co.	40-4	Lincoln Composites, Inc. v. Firetrace USA, LLC	.20-30	
Helena Chemical Co. v. Williamson	22-2	Lindh v. Surman		
Heritage Bank v. Bruha	.31-12	Long v. Provide Commerce, Inc.	11-2	
Hertz Corp. v. Friend	2-10	Lord v. D & J Enterprises, Inc.	1000	
Hicks v. Sparks	.13-10	Macomb Mechanical, Inc. v. LaSalle Group, Inc.		
Hill v. Nakai ( <i>In re</i> Estate of Hannifin)	.26-13	Magri v. Jazz Casino Co., LLC		
Hillerich & Bradsby Co. v. Charles Products	.21-13	Marion T v. Northwest Metals Processors		
Holiday Motor Corp. v. Walters	.20-12	Mark v. FSC Securities Corp.		
Houseman v. Dare	.18-25	Massachusetts v. Environmental Protection Agency		
Huntington National Bank v. Guishard, Wilburn & Shorts	33-11	Matal v. Tam.		
Hutchison v. Kaforey	26-3	Mathias v. Accor Economy Lodging, Inc.		
Hyman v. Capital One Auto Finance		Mayo Foundation for Medical Education v. United States		
In re Bernard L. Madoff Investment Securities	.30-11	McDonough v. McDonough		
In re Borden	.29-15	McLellan v. Charly		
In re Burt	.30-30	McMillian v. McMillian		
In re Caremark Int'l Inc. Derivative Litig.	.43-20	Medmarc Casualty Insurance Co. v. Avent America, Inc.		
In re Foreclosure Cases	.28-15	Meyer v. Christie		
In re Lance	.29-10	Michigan Battery Equipment, Inc. v. Emcasco		
In re Made In Detroit	.30-24	Insurance Co.	.27-11	
In re Rogers (Wallace v. Rogers)		Mid-American Salt, LLC v. Morris County Cooperative	10	
In re Siegenberg		Pricing Council		
James v. City of Costa Mesa		Miller v. Burnett		
Janke v. Brooks		Milner v. Department of the Navy		
J.D. Fields & Company, Inc. v. United States		Mitchell Partners, L.P. v. Irex Corp.		
Steel International, Inc.	10-5	Mogilevsky v. Rubicon Technology, Inc.		
Johnson v. Bank of America, N.A.	17-9	Montgomery Cellular Holding Co., Inc. v. Dobler		
Johnson v. Fluor Corporation		Mortgage Grader, Inc. v. Ward & Olivo, L.L.P		
Johnson v. J. Walter Thompson U.S.A., LLC*		Moser v. Moser		
Jones v. Wells Fargo Bank, N.A.		Moss v. Batesville Casket Co.		
Jordan v. Jewel Food Stores, Inc.		MP Nexlevel of Cal., Inc. v. CVIN		
J.T. ex rel. Thode v. Monster Mountain, LLC		Music Acceptance Corp. v. Lofing		
Kelo v. City of New London		National College Loan Trust 2004-1 v. Irizarry		
Kibler v. Hall		National Federation of Independent		
Killian v. Ricchetti		Business v. Sebelius		

List nses xli

National Music Museum. America's Shrine to		Silitifistearii Facilis, Ilic. v. Gyrographic	
Music v. Johnson	.19-12	Communications, Inc.	
NBN Broadcasting, Inc. v. Sheridan Broadcasting		Sogeti USA LLC v. Scariano	
Networks, Inc.	.38-12	South Dakota v. Wayfair, Inc.	
Neumann v. Liles	6-14	SRM Global Fund L.P. v. Countrywide Financial Corp.	
Noble Roman's v. Pizza Boxes	19-9	Stahlecker v. Ford Motor Co.	
North Atlantic Instruments, Inc. v. Haber	.35-10	Star Athletica, LLC v. Varsity Brands, Inc.	8-12
North Carolina State Board of Dental		Steinberg v. United States	12-
Examiners v. Federal Trade Commission	.50-26	Stephen A. Wheat Trust v. Sparks	13-4
Nye Capital Appreciation Partners, L.L.C. v. Nemchik	45-5	Stratford v. Long	
Obergefell v. Hodges	3-30	Stuart v. Pittman	
Obsidian Finance Group, LLC v. Cox	6-24	Supply Chain Assocs., LLC v. ACT Electronics, Inc.	
O'Connor v. Oakhurst Dairy	1-19	Suture Express, Inc. v. Owens & Minor Distribution, Inc.	
Olmsted v. Saint Paul Public Schools	.13-15	Synergies3 Tec Services, LLC v. Corvo	
Omnicare, Inc. v. NCS Healthcare, Inc.	43-7	Tan v. Arnel Management Company	
Paciaroni v. Crane	.39-10	Tedeton v. Tedeton	
Palmatier v. Wells Fargo Financial National Bank		The Industrial Development Board of the City of	
Paramount Communications, Inc. v. Time, Inc.		Montgomery v. Russell	.17-11
Patterson v. CitiMortgage, Inc.		Thomas v. Archer	
Pearson v. Shalala	13	Timothy v. Keetch	
Pelican National Bank v. Provident Bank of Maryland		Toms v. Calvary Assembly of God, Inc.	
Pena v. Fox	OF THE DIVERSION AND A	Town of Freeport v. Ring	
Peterson v. AT&T Mobility Services, LLC		Toyo Tire North America	
Philibert v. Kluser		Manufacturing, Inc. v. Davis	6-35
Pittman v. Henry Moncure Motors		Trapani Construction Co. v. Elliot Group, Inc.	
POM Wonderful LLC v. Coca-Cola Co		Treadwell v. J.D. Construction Co.	
POM Wonderful, LLC v. Federal Trade Commission		Tricontinental Industries, Ltd. v.	
Price v. High Pointe Oil Company, Inc.		PricewaterhouseCoopers, LLP	. 46-10
ProMedica Health System, Inc. v. Federal Trade		Triffin v. Sinha	
Commission	50-6	Trump Endeavor 12 LLC v. Fernich, Inc. d/b/a The	
PWS Environmental, Inc. v. All Clear Restoration		Paint Spot	.28-19
and Remediation, LLC	9-14	Tyson Foods, Inc. v. Bouaphakeo	
Rasmussen v. Jackson		United States v. Anderson	
Reynolds Health Care Services, Inc. v. HMNH, Inc.		United States v. Domenic Lombardi Realty	
Riegel v. Medtronic, Inc.		United States v. Goyal	
Rochester Gas and Electric Corporation. v. Delta Star		United States v. Hopkins	
Rogers v. Household Life Insurance Co.		United States v. Hsiung	
Rosenberg v. N.Y. State Higher Education Services Corp.		United States v. Jensen	
RR Maloan Investment v. New HGE		United States v. Jones	
Safeco Insurance Co. of America v. Burr		United States v. Microsoft Corp.	
SEC v. Dorozhko		United States v. Newman	
Sekhar v. United States		United States v. Ohio Edison Company	
Shaw v. United States		United States v. Salman	
Singh v. Uber Technologies Inc.		United States v. Southern Union Co.	
ampir addi redifficione ille.		Child States 1. Southern Childre Co.	

xlii List of Cases

United States Life Insurance Company in the City	Wendzel v. Feldstein	
of New York v. Wilson	Whitman v. American Trucking Associations	
United Techs. Corp. v. Treppel	Wilke v. Woodhouse Ford, Inc.	20-25
Urbain v. Beierling	Winger v. CM Holdings, L.L.C.	7-14
Utility Air Regulatory Group v. Environmental	World Harvest Church v. Grange Mutual Casualty Co.	27-18
Protection Agency	World of Boxing LLC v. King	18-15
Valley Bank of Ronan v. Hughes	Woven Treasures v. Hudson Capital	29-13
Victory Clothing Co. v. Wachovia Bank, N.A	Wykeham Rise, LLC v. Federer	24-13
Volvo Trucks North America, Inc. v.	Yung-Kai Lu v. University of Utah	.16-18
Reeder-Simco GMC, Inc	Zapata Corp. v. Maldonado	.44-21
Wallis v. Brainerd Baptist Church17-14	Zaretsky v. William Goldberg Diamond Corp	19-14
Walters v. YMCA	Zelnick v. Adams	
Weil v. Murray	Zimmerman v. Allen	
Weissman v. City of New York	ZUP, LLC v. Nash Manufacturing, Inc.	
Welsh v. Lithia Vaudm. Inc.		



## CHAPTER 1

ssume that you have taken on a management position at MKT Corp. If MKT is to make sound business decisions, you and your management colleagues must be aware of a broad array of legal considerations. These may range, to use a nonexhaustive list, from issues in contract, agency, and employment law to considerations suggested by tort, intellectual property, securities, and constitutional law. Sometimes, legal principles may constrain MKT's business decisions; at other times, the law may prove a valuable ally of MKT in the successful operation of the firm's business.

Of course, you and other members of the MKT management group will rely on the advice of in-house counsel (an attorney who is an MKT employee) or of outside attorneys who are in private practice. The approach of simply "leaving the law to the lawyers," however, is likely to be counterproductive. It will often be up to nonlawyers such as you to identify a potential legal issue or pitfall about which MKT needs professional guidance. If you fail to spot the issue in a timely manner and legal problems are allowed to develop and fester, even the most skilled attorneys may have difficulty rescuing you and the firm from the resulting predicament. If, on the other hand, your failure to identify a legal consideration means that you do not seek advice in time to obtain an advantage that applicable law would have provided MKT, the corporation may lose out on a beneficial opportunity. Either way—that is, whether the relevant legal issue operates as a constraint or offers a potential advantage—you and the firm cannot afford to be unfamiliar with the legal environment in which MKT operates.

This may sound intimidating, but it need not be. The process of acquiring a working understanding of the legal environment of business begins simply enough with these basic questions:

- What major types of law apply to the business activities and help shape the business decisions of firms such as MKT?
- What ways of examining and evaluating law may serve as useful perspectives from which to view the legal environment in which MKT and other businesses operate?
- What role do courts play in making or interpreting law that applies to businesses such as MKT and to employees of those firms, and what methods of legal reasoning do courts utilize?
- What is the relationship between legal standards of behavior and notions of *ethical* conduct?

#### LEARNING OBJECTIVES

After studying this chapter, you should be able to:

Identify the respective makers of the different types of law (constitutions, statutes, common law, and administrative regulations and decisions). Identify the type of law that takes precedence when two types of law conflict.

Explain the basic differences between the *criminal law* and *civil law* classifications.

Describe key ways in which the major schools of jurisprudence differ from each other.

Describe the respective roles of adhering to precedent (*stare decisis*) and distinguishing precedent in case law reasoning.

Identify what courts focus on when applying the major statutory interpretation techniques (plain meaning, legislative purpose, legislative history, and general public purpose).

## Types and Classifications of Law

Identify the respective makers of the different types of law (constitutions, statutes, common law, and administrative regulations and decisions).

Constitutions, which exist at the state and federal levels, have two general functions. First, they set up the structure of government for the political unit they control (a state or the federal government). This involves creating the branches and subdivisions of the government and stating the powers given and denied to each. Through its

, the U.S. Constitution establishes the Congress and gives it power to *make* law in certain areas, provides for a chief executive (the president) whose function is to execute or *enforce* the laws, and helps create a federal judiciary to *interpret* the laws. The U.S. Constitution also structures the relationship between the federal government and the states. In the process, it respects the principle of by recognizing the states' power to make law in certain areas.

The second function of constitutions is to prevent the government from taking certain actions or passing certain laws, sometimes even if those actions or laws would otherwise appear to fall within the authority granted to the government under the first function. Constitutions do so mainly by prohibiting government action that restricts certain individual rights. The Bill of Rights to the U.S. Constitution is an example. You could see the interaction of those two functions, for instance, where Congress is empowered to regulate interstate commerce but cannot do so in a way that would abridge the First Amendment's free speech guarantee.

Statutes are laws created by elected representatives in Congress or a state legislature. They are stated in an authoritative form in statute books or codes. As you will see, however, their interpretation and application are often difficult.

<sup>1</sup>Chapter 3 discusses constitutional law as it applies to government regulation of business.

Throughout this text, you will encounter state statutes that were originally drafted as . Uniform acts are model statutes drafted by private bodies of lawyers and scholars. They do not become law until a legislature enacts them. Their aim is to produce state-by-state uniformity on the subjects they address. Examples include the Uniform Commercial Code (which deals with a wide range of commercial law subjects), the Revised Uniform Partnership Act, and the Revised Model Business Corporation Act.

The (also called judge-made law or case law) is law made and applied by judges as they decide cases not governed by statutes or other types of law. Although, as a general matter, common law exists only at the state level, both state courts and federal courts become involved in applying it. The common law originated in medieval England and developed from the decisions of judges in settling disputes. Over time, judges began to follow the decisions of other judges in similar cases, called

. This practice became formalized in the doctrine of *stare decisis* (let the decision stand). As you will see later in the chapter, *stare decisis* is not completely rigid in its requirement of adherence to precedent. It is flexible enough to allow the common law to evolve to meet changing social conditions. The common law rules in force today, therefore, often differ considerably from the common law rules of earlier times.

The common law came to America with the first English settlers, was applied by courts during the colonial period, and continued to be applied after the Revolution and the adoption of the Constitution. It still governs many cases today. For example, the rules of tort, contract, and agency discussed in this text are mainly common law rules. In some instances, states have codified (enacted into statute) some parts of the common law. States and the federal government have also passed statutes superseding the common law in certain situations. As discussed in Chapter 9, for example, the states have established special rules for contract cases involving the sale of goods by enacting Article 2 of the Uniform Commercial Code.

The Nature of Law 1-5

This text's torts, contracts, and agency chapters often refer to the *Restatement*—or *Restatement (Second)* or (*Third*)—rule on a particular subject. The *Restatements* are collections of common law (and occasionally statutory) rules covering various areas of the law. Because they are written by the American Law Institute rather than by courts, the *Restatements* are not law and do not bind courts. However, state courts often find *Restatement* rules persuasive and adopt them as common law rules within their states. The *Restatement* rules usually are the rules followed by a majority of the states. Occasionally, however, the *Restatements* stimulate changes in the common law by suggesting new rules that the courts later decide to follow.

Because the judge-made rules of common law apply only when there is no applicable statute or other type of law, common law fills in gaps left by other legal rules if sound social and public policy reasons call for those gaps to be filled. As a result, with regard to the common law, judges sometimes serve in the unexpected role of crafting legal rules in addition to interpreting the law.

In *Price v. High Pointe Oil Company, Inc.*, which follows shortly, the court surveys the relevant legal landscape and concludes that a longstanding common law rule should remain in effect. A later section in the chapter will focus on the process of , in which courts engage when they make and apply common law rules. That process is exemplified by the first half of the *Price* opinion.

#### 828 N.W.2d 660 (Mich. 2013)

In 2006, Beckie Price replaced the oil furnace in her house with a propane furnace. The oil furnace was removed, but the pipe that had been used to fill the furnace with oil remained in place.

At the time the furnace was replaced, Price canceled her contract for oil refills with the predecessor of High Pointe Oil Company, the defendant. Somehow, though, in November 2007, High Pointe mistakenly placed Price's address back on its "keep full list." Subsequently, a High Pointe truck driver pumped around 400 gallons of fuel oil into Price's basement through the oil-fill pipe before realizing the mistake. Price's house and her belongings were destroyed. The house was eventually torn down, the site was remediated, and a new house was built on a different part of Price's property. Price's personal property was all cleaned or replaced. All of her costs related to her temporary homelessness were reimbursed to her, as well. Thus, she was fully compensated for all of her economic losses resulting from High Pointe's error.

Nevertheless, Price sued High Pointe alleging a number of claims. The only of her claims to survive to trial was one focused on her noneconomic losses—for example, pain and suffering, humiliation, embarrassment, and emotional distress. A jury found in Price's favor and awarded her \$100,000 in damages.

High Pointe filed an appeal to the intermediate appellate court but lost. High Pointe then appealed to the Michigan Supreme Court, excerpts of whose opinion is below.

#### Markman, J.

#### III. Analysis

The question in this case is whether noneconomic damages are recoverable for the negligent destruction of real property. Absent any relevant statute, the answer to that question is a matter of common law.

#### A. Common Law

As this Court explained in [a prior case], the common law "is but the accumulated expressions of the various judicial tribunals in their efforts to ascertain what is right and just between individuals in respect to private disputes[.]" The common law, however, is not static. By its nature, it adapts to changing circumstances. . . . The common law is always a work in progress and typically develops incrementally, i.e., gradually evolving as individual disputes are decided and existing common-law rules are considered and sometimes adapted to current needs in light of changing times and circumstances.

The common-law rule with respect to the damages recoverable in an action alleging the negligent destruction of property was set forth in [a 1933 case]:

If injury to property caused by negligence is permanent or irreparable, the measure of damages is the difference in its market value before and after said injury, but if the injury is reparable, and the expense of making repairs is less than the value of the property, the measure of damages is the cost of making repairs.

Michigan common law has continually followed [that] rule. . . . Accordingly, the long-held common-law rule in Michigan is that the measure of damages for the negligent destruction of property is the cost of replacement or repair. Because replacement and repair costs reflect *economic* damages, the logical implication of this rule is that the measure of damages excludes *noneconomic* damages.

Lending additional support to this conclusion is the simple fact that, before the Court of Appeals' opinion below, *no* case ever in the history of the Michigan common law has approvingly discussed the recovery of noneconomic damages for the negligent

destruction of property. Indeed, no case has even broached this issue except through the negative implication arising from limiting damages for the negligent destruction or damage of property to replacement and repair costs. . . .

Moreover, the Court of Appeals has decided two relatively recent cases concerning injury to *personal* property in which noneconomic damages were disallowed. In *Koester v. VCA Animal Hospital*, the plaintiff dog owner sought noneconomic damages . . . against his veterinarian following the death of his dog . . . . The trial court [ruled in favor of the veterinarian], holding that "emotional damages for the loss of a dog do not exist." On appeal, the Court of Appeals affirmed, noting that pets are personal property under Michigan law and explaining that there "is no Michigan precedent that permits the recovery of damages for emotional injuries allegedly suffered as a consequence of property damage."

Later, in Bernhardt v. Ingham Regional Medical Center, the plaintiff [accidentally left] her grandmother's 1897 wedding ring (which was also her wedding ring) and a watch purchased in 1980 around the time of her brother's murder . . . in the [hospital's] washbasin and left the hospital. Upon realizing her mistake, the plaintiff contacted the defendant and was advised that she could retrieve the jewelry from hospital security. However, when she tried to retrieve the jewelry, it could not be located. The plaintiff sued, and the defendant . . . argu[ed] that the plaintiff's damages did not exceed the \$25,000 [minimum amount for a valid case in the trial court. The plaintiff countered that her damages exceeded that limit because the jewelry possessed great sentimental value. The trial court granted the defendant's motion. On appeal, the Court of Appeals affirmed, citing Koester for the proposition that there "is no Michigan precedent that permits the recovery of damages for emotional injuries allegedly suffered as a consequence of property damage". . . . In support of its conclusion. Bernhardt quoted the following language from the Restatement Second of Torts:

If the subject matter cannot be replaced, however, as in the case of a destroyed or lost family portrait, the owner will be compensated for its special value to him, as evidenced by the original cost, and the quality and condition at the time of the loss. . . . In these cases, however, damages cannot be based on sentimental value. Compensatory damages are not given for emotional distress caused merely by the loss of the things, except that in unusual circumstances damages may be awarded for humiliation caused by deprivation, as when one is deprived of essential elements of clothing.

While Koester and Bernhardt both involved negligent injury to personal property, they speak of property generally. Although the Court of Appeals in the instant case seeks to draw distinctions between personal and real property, neither that Court nor plaintiff has explained how any of those distinctions, even if they had some pertinent foundation in the law, are relevant with regard to

the propriety of awarding noneconomic damages. In short, while it is doubtlessly true that many people are highly emotionally attached to their houses, many people are also highly emotionally attached to their pets, their heirlooms, their collections, and any number of other things. But there is no legally relevant basis that would logically justify prohibiting the recovery of noneconomic damages for the negligent killing of a pet or the negligent loss of a family heirloom but allow such a recovery for the negligent destruction of a house. Accordingly, *Koester* and *Bernhardt* underscore [the long-standing] exclusion of noneconomic damages for negligent injury to real and personal property.

Finally, we would be remiss if we did not address *Sutter v. Biggs*, which the Court of Appeals cited as providing the "general rule" for the recovery of damages in tort actions. *Sutter* stated:

The general rule, expressed in terms of damages, and long followed in this State, is that in a tort action, the [party that committed the tort] is liable for all injuries resulting directly from his wrongful act, whether foreseeable or not, provided the damages are the legal and natural consequences of the wrongful act, and are such as, according to common experience and the usual course of events, might reasonably have been anticipated. Remote contingent, or speculative damages are not considered in conformity to the general rule.

Although *Sutter* articulates a "general rule," it is a "general rule" that has never been applied to allow the recovery of noneconomic damages in a case involving only property damage, and it is a "general rule" that must be read in light of the more narrow and specific "general rule" [that Michigan has always followed with regard to the noneconomic damages exclusion in cases involving property damage].

The development of the common law frequently yields "general rules" from which branch more specific "general rules" that apply in limited circumstances. Where tension exists between those rules, the more specific rule controls. . . . With respect to this case, although *Sutter* articulated a general rule, [the rule excluding noneconomic damages for property damages is] a more specific "general rule". . . . Accordingly, because this case involves only property damage, the [latter] rule . . . controls.

#### B. Altering the Common Law

Because the Court of Appeals determined that the "general rule" is that "in a tort action, the [party who committed the tort] is liable for *all* injuries," the Court of Appeals contended that it was not altering the common law but, rather, "declin[ing] to extend" to real property the personal property "exception" set forth in *Koester* and *Bernhardt*. However, as previously mentioned, the Court of Appeals' opinion constitutes the first and only Michigan case to support the recovery of noneconomic damages for the negligent destruction of property. Accordingly, contrary to the Court of Appeals' own characterization and for the reasons

discussed [above], the Court of Appeals' holding represents an alteration of the common law. With that understanding, we address whether the common law *should* be altered.

"This Court is the principal steward of Michigan's common law," . . . and it is "axiomatic that our courts have the constitutional authority to change the common law in the proper case. . . ." However, this Court has also explained that alteration of the common law should be approached cautiously with the fullest consideration of public policy and should not occur through sudden departure from longstanding legal rules. . . . Among them has been our attempt to "avoid capricious departures from bedrock legal rules as such tectonic shifts might produce unforeseen and undesirable consequences." . . . As this emphasis on incrementalism suggests, when it comes to alteration of the common law, the traditional rule must prevail absent compelling reasons for change. This approach ensures continuity and stability in the law.

With the foregoing principles in mind, we respectfully decline to alter the common-law rule that the appropriate measure of damages for negligently damaged property is the cost of replacement or repair. We are not oblivious to the reality that destruction of property or property damage will often engender considerable mental distress, and we are quite prepared to believe that the particular circumstances of the instant case were sufficient to have caused exactly such distress. However, we are persuaded that the present rule is a rational one and justifiable as a matter of reasonable public policy. We recognize that might also be true of alternative rules that could be constructed by this Court. In the final analysis, however, the venerability of the present rule and the lack of any compelling argument that would suggest its objectionableness in light of changing social and economic circumstances weigh, in our judgment, in favor of its retention. Because we believe the rule to be sound, if change is going to come, it must come by legislative alteration. A number of factors persuade us that the longstanding character of the present rule is not simply a function of serendipity or of judicial inertia, but is reflective of the fact that the rule serves legitimate purposes and values within our legal system.

First, one of the most fundamental principles of our economic system is that the market sets the price of property. This is so even though every individual values property differently as a function of his or her own particular preferences. . . . Second, economic damages, unlike noneconomic damages, are easily

The body of law called historically concerned itself with accomplishing "rough justice" when common law rules would produce unfair results. In medieval England, common law rules were technical and rigid and the remedies available in common law courts were too few. This meant that some deserving parties could not obtain adequate relief. As

verifiable, quantifiable, and measurable. Thus, when measured only in terms of economic damages, the value of property is easily ascertainable. . . . Third, limiting damages to the economic value of the damaged or destroyed property limits disparities in damage awards from case to case. Disparities in recovery are inherent in legal matters in which the value of what is in dispute is neither tangible nor objectively determined, but rather intangible and subjectively determined. . . . Fourth, the present rule affords some reasonable level of certainty to businesses regarding the potential scope of their liability for accidents caused to property resulting from their negligent conduct. [U]nder the Court of Appeals' rule, those businesses that come into regular contact with real property-contractors, repairmen, and fuel suppliers, for example—would be exposed to the uncertainty of not knowing whether their exposure to tort liability will be defined by a plaintiff who has an unusual emotional attachment to the property or by a jury that has an unusually sympathetic opinion toward those emotional attachments.

Once again, it is not our view that the common-law rule in Michigan cannot be improved, or that it represents the best of all possible rules, only that the rule is a reasonable one and has survived for as long as it has because there is some reasonable basis for the rule and that no compelling reasons for replacing it have been set forth by either the Court of Appeals or plaintiff. We therefore leave it to the Legislature, if it chooses to do so at some future time, to more carefully balance the benefits of the current rule with what that body might come to view as its shortcomings.

#### IV. Conclusion

The issue in this case is whether noneconomic damages are recoverable for the negligent destruction of real property. No Michigan case has ever allowed a plaintiff to recover noneconomic damages resulting solely from the negligent destruction of property, either real or personal. Rather, the common law of this state has long provided that the appropriate measure of damages in cases involving the negligent destruction of property is simply the cost of replacement or repair of the negligently destroyed property. We continue today to adhere to this rule and decline to alter it. Accordingly, we reverse the judgment of the Court of Appeals and remand this case to the trial court for entry of summary disposition in defendant's favor.

a result, separate equity courts began hearing cases that the common law courts could not resolve fairly. In these equity courts, procedures were flexible, and rigid rules of law were deemphasized in favor of general moral maxims.

Equity courts also provided several remedies not available in the common law courts (which generally awarded only money damages or the recovery of property). The most important of these *equitable remedies* was—and continues to be—the , a court order forbidding a party to do some act or commanding him to perform some act. Others include the contract remedies of

(whereby a party is ordered to perform according to the terms of her contract), (in which the court rewrites the contract's terms to reflect the parties' real intentions), and (a cancellation of a contract and a return of the parties to their precontractual position).

As was the common law, equity principles were brought to the American colonies and continued to be used after the Revolution and the adoption of the Constitution. Over time, however, the once-sharp line between law and equity has become blurred. Nearly all states have abolished separate equity courts and have enabled courts to grant whatever relief is appropriate, whether it be the legal remedy of money damages or one of the equitable remedies discussed earlier. Equitable principles have been blended together with common law rules, and some traditional equity doctrines have been restated as common law or statutory rules. An example is the doctrine of unconscionability discussed in Chapter 15.

As Chapter

47 reveals, the administrative agencies established by Congress and the state legislatures have acquired considerable power, importance, and influence over business. A major reason for the rise of administrative agencies was the collection of social and economic problems created by the industrialization of the United States that began late in the 19th century. Because legislatures generally lacked the time and expertise to deal with these problems on a continuing basis, the creation of specialized, expert agencies was almost inevitable.

Administrative agencies obtain the ability to make law through a *delegation* (or grant) of power from the legislature. Agencies normally are created by a statute that specifies the areas in which the agency can make law and the scope of its power in each area. Often, these statutory delegations are worded so broadly that the legislature has, in effect, merely pointed to a problem and given the agency wide-ranging powers to deal with it.

The two types of law made by administrative agencies are *administrative regulations* and *agency decisions*. As do statutes, administrative regulations appear in a precise form in one authoritative source. They differ from statutes, however, because the body enacting regulations is not an elected body. Many agencies have an internal courtlike structure that enables them to hear

cases arising under the statutes and regulations they enforce. The resulting agency decisions are legally binding, though appeals to the judicial system are sometimes allowed.

According to the U.S. Constitution, made by the president with foreign governments and approved by two-thirds of the U.S. Senate become "the supreme Law of the Land." As will be seen, treaties invalidate inconsistent state (and sometimes federal) laws.

State governments have subordinate units that exercise certain functions. Some of these units, such as school districts, have limited powers. Others, such as counties, municipalities, and townships, exercise various governmental functions. The enactments of counties and municipalities are called ; zoning ordinances are an example. Ordinances resemble statutes, and the techniques of statutory interpretation described later in this chapter typically are used to interpret ambiguous language in ordinances.

In theory, the president or a state's governor is a chief executive who enforces the laws but has no law-making powers. However, these officials sometimes have limited power to issue laws called

This power normally results from a legislative delegation.

Identify the type of law that takes precedence when two types of law conflict.

Because the different types of law may, from time to time, conflict, rules for determining which type takes priority are necessary. Here, we briefly describe the most important such rules.

- 1. According to the principle of , the U.S. Constitution, federal laws enacted pursuant to it, and treaties are the supreme law of the land. This means that federal law defeats conflicting state law.
- 2. Constitutions defeat other types of law within their domain. Thus, a state constitution defeats all other state laws inconsistent with it. The U.S. Constitution, however, defeats inconsistent laws of whatever type.
- **3.** When a treaty conflicts with a federal statute over a purely domestic matter, the measure that is later in time usually prevails.
- **4.** Within either the state or the federal domain, statutes defeat conflicting laws that depend on a legislative

- delegation for their validity. For example, a state statute defeats an inconsistent state administrative regulation.
- 5. Statutes and any laws derived from them by delegation defeat inconsistent common law rules. Accordingly, either a statute or an administrative regulation defeats a conflicting common law rule.

Courts are careful to avoid finding a conflict between the different types of law unless the conflict is clear. In fact, one maxim of statutory interpretation (described later in this chapter) instructs courts to choose an interpretation that avoids unnecessary conflicts with other types of law, particularly constitutions that would preempt the statute. Statutes will sometimes explicitly state the enacting legislature's intent to displace a common law rule. In the absence of that, though, courts will look for significant overlap and inconsistency between a statute and a common law rule to determine that there is a conflict for which the statute must take priority. The following Advance Dental Care, Inc. v. SunTrust Bank case illustrates this. Notice how the court first looks to the statutory language for explicit instruction regarding displacement of the common law rule. Then it considers whether the statute and common law rule overlap, particularly whether the statute offers a sufficient remedy to replace the common law rule. Finally, the court notes an important inconsistency between the statute and the common law rule.

#### 816 F. Supp. 2d 268 (D. Md. 2011)

Michelle Rampersad was an employee of Advance Dental at its dental office in Prince George's County, Maryland. During a period of more than three years ending in fall 2007, Rampersad took approximately 185 insurance reimbursement checks that were written to Advance Dental and endorsed them to herself. She then took the checks to SunTrust Bank and deposited them into her personal accounts. The checks totaled \$400,954.04.

Advance Dental filed a lawsuit against SunTrust after it discovered Rampersad's unauthorized endorsement and deposit of the checks. The lawsuit claimed SunTrust violated two provisions of the Maryland version of the Uniform Commercial Code (UCC) dealing with negligence and conversion. It also stated a claim of negligence pursuant to the common law of Maryland. The court had previously dismissed the UCC negligence claim for reasons not relevant here. In the opinion that follows, the court considers whether Advance Dental's common-law negligence claim has been displaced by the statutory UCC conversion claim.

#### Alexander Williams, Jr., U.S. District Court Judge

#### III. Legal Analysis

In this case of first impression, the Court must determine whether section 3-420 of the Maryland U.C.C. [(the U.C.C. conversion provision)] displaces common-law negligence when a payee seeks to recover from a depositary bank that accepted unauthorized and fraudulently endorsed checks.

#### A. Availability of an Adequate U.C.C. Remedy

[C]ourts have held that common-law negligence claims can proceed only in the absence of an adequate U.C.C. remedy.

In the present case, it is indisputable that Advance Dental has an adequate U.C.C. remedy—conversion—for which Advance Dental has already filed a claim. Therefore, in light of the overwhelming case law, . . . [the U.C.C. conversion provision] displaces common-law negligence because Advance Dental has an adequate U.C.C. remedy.

#### B. Indistinct Causes of Action with Conflicting Defenses

Statutory authority also emphasizes the necessity of displacing common-law negligence in this case. Section 1-103(b) of

the Maryland U.C.C. establishes the U.C.C.'s position regarding the survival of common-law actions alongside the U.C.C.: "[u]nless displaced by the particular provisions of Titles 1-10 of this article, the principles of law and equity . . . shall supplement its provisions. . . ." Since the U.C.C. has no express "displacement" provision, the Court must determine whether [the U.C.C. conversion provision] is a "particular provision" that displaces the common law.

The Court finds significant overlap between [the U.C.C. conversion provision] and common-law negligence. [The U.C.C. conversion provision] defines conversion as "payment with respect to [an] instrument for a person not entitled to enforce the instrument or receive payment." Here, Advance Dental alleges that SunTrust is liable in negligence for allowing Rampersad to fraudulently endorse and deposit checks made payable to Advance Dental into her personal account. Therefore, . . . both negligence and conversion require a consideration of whether there was payment over a wrongful endorsement.

The duplicative nature of these two theories suggests the U.C.C.'s intention to create a comprehensive regulation of payment over unauthorized or fraudulent endorsements.... In the presence

of such intent, courts have preempted common-law claims. To do otherwise would destroy the U.C.C.'s attempt to establish reliability, uniformity, and certainty in commercial transactions.

Here, Advance Dental's common-law negligence action has no independent significance apart from [the U.C.C. conversion provision]. In fact, when discussing common-law negligence, Advance Dental simply refers to the same conduct alleged in Count I (conversion) to argue that SunTrust has breached its duty of reasonable and ordinary care. . . . In other words, [the U.C.C. conversion provision] has effectively subsumed common-law negligence claims.

Not only is common-law negligence insufficiently distinct from [the U.C.C. conversion provision], but the conflicting

Three common classifications of law cut across the different types of law. These classifications involve distinctions between (1) criminal law and civil law; (2) substantive law and procedural law; and (3) public law and private law. One type of law might be classified in each of these ways. For example, a burglary statute would be criminal, substantive, and public; a rule of contract law would be civil, substantive, and private.

Explain the basic differences between the *criminal law* and *civil law* classifications.

is the law under which the government prosecutes someone for committing a crime. It creates duties that are owed to the public as a whole. mainly concerns obligations that private parties owe to each other. It is the law applied when one private party sues another. The government, however, may also be a party to a civil case. For example, a city may sue, or be sued by, a construction contractor. Criminal penalties (e.g., imprisonment or fines) differ from civil remedies (e.g., money damages or equitable relief). Although most of the legal rules in this text are civil law rules, Chapter 5 deals specifically with the criminal law.

Even though the civil law and the criminal law are distinct bodies of law, the same behavior will sometimes violate both. For instance, if A commits an intentional act of physical violence on B, A may face both a criminal prosecution by the state and B's civil suit for damages.

sets the rights and duties of people as they act in society.

controls the behavior of government bodies (mainly courts) as they establish and enforce rules

defenses available for each cause of action are also problematic. The U.C.C. is based on the principle of comparative negligence. In contrast, contributory negligence remains a defense for common-law negligence. Displacement is thus required since Maryland courts "hesitate to adopt or perpetuate a common law rule that would be plainly inconsistent with the legislature's intent. . . . "

#### IV. Conclusion

For the foregoing reasons [and reasons not included in this edited version of the opinion], the Court **GRANTS** Defendant's Renewed Motion to Dismiss Count III of Plaintiff's Complaint.

of substantive law. A statute making murder a crime, for example, is a rule of substantive law. The rules describing the proper conduct of a trial, however, are procedural. This text focuses on substantive law, although Chapters 2 and 5 examine some of the procedural rules governing civil and criminal cases.

Public law concerns the powers of government and the relations between government and private parties. Examples include constitutional law, administrative law, and criminal law. Private law establishes a framework of legal rules that enables parties to set the rights and duties they owe each other. Examples include the rules of contract, property, and agency.

### **Jurisprudence**

Describe key ways in which the major schools of jurisprudence differ from each other.

The various types of law sometimes are called *positive law*. Positive law comprises the rules that have been laid down by a recognized political authority. Knowing the types of positive law is essential to an understanding of the American legal system and the topics discussed in this text.

<sup>2</sup>The comparative and contributory negligence defenses are discussed in detail in Chapter 7. They address in different manners whether and to what extent a plaintiff's own negligence in the actions upon which a claim is based ought to excuse the defendant from liability. Here the defenses would be relevant in that SunTrust might argue that Advance Dental was at fault for failing to discover and to prevent Rampersad's fraudulent activities on its own.

The Nature of Law 1-11

Yet defining *law* by listing these different kinds of positive law is no more complete or accurate than defining "automobile" by describing all the vehicles going by that name. To define law properly, some say, we need a general description that captures its essence.

The field known as seeks to provide such a description. Over time, different schools of jurisprudence have emerged, each with its own distinctive view of the essence of the law.

One feature common to all types of law is their enactment by a governmental authority such as a legislature or an administrative agency. This feature underlies the definition of law that characterizes the school of jurisprudence known as . Legal positivists define law as the *command of a recognized political authority*. As the British political philosopher Thomas Hobbes observed, "Law properly, is the word of him, that by right hath command over others."

The commands of recognized political authorities may be good, bad, or indifferent in moral terms. To legal positivists, such commands are valid law regardless of their "good" or "bad" content. In other words, positivists see legal validity and moral validity as entirely separate questions. Some (but not all) positivists say that every properly enacted positive law should be enforced and obeyed, whether just or unjust. Similarly, a judge who views the law through a positivist lens would typically try to enforce the law as written, excluding her own moral views from the process. Note, however, that this does not mean that a positivist is bound to accept the law as static or unchangeable. Rather, a positivist who was unhappy with the law as written would point to established political processes as the appropriate mechanism for the law to evolve (e.g., by lobbying a legislature to amend or repeal a statute).

At first glance, legal positivism's "law is law, just or not" approach may seem to be perfect common sense. It presents a problem, however, for it could mean that *any* positive law—no matter how unjust—is valid law and should be enforced and obeyed so long as some recognized political authority enacted it. The school of jurisprudence known as rejects the positivist separation of law and morality.

Natural law adherents usually contend that some higher law or set of universal moral rules binds all human beings in all times and places. The Roman statesman Marcus Cicero described natural law as "the highest reason, implanted in nature, which commands what ought to be done and forbids the opposite." Because this higher law

determines what is ultimately good and ultimately bad, it serves as a criterion for evaluating positive law. To Saint Thomas Aquinas, for example, "every human law has just so much of the nature of law, as it is derived from the law of nature." To be genuine law, in other words, positive law must resemble the law of nature by being "good"—or at least by not being "bad."

Unjust positive laws, then, are not valid law under the natural law view. As Cicero put it: "What of the many deadly, the many pestilential statutes which are imposed on peoples? These no more deserve to be called laws than the rules a band of robbers might pass in their assembly."

An "unjust" law's supposed invalidity does not translate into a natural law defense that is recognized in court, however. Nonetheless, judges may sometimes take natural law-oriented views into account when interpreting the law. As compared with positivist judges, judges influenced by natural law ideas may be more likely to read constitutional provisions broadly in order to strike down positive laws they regard as unjust. They also may be more likely to let morality influence their interpretation of the law. Of course, neither judges nor natural law thinkers always agree about what is moral and immoral—a major difficulty for the natural law position. This difficulty allows legal positivists to claim that only by keeping legal and moral questions separate can we obtain stability and predictability in the law.

To some, the debate between natural law and legal positivism may seem disconnected from reality. Not only is natural law unworkable, such people might say, but sometimes positive law does not mean much either. For example, juries sometimes pay little attention to the legal rules that are supposed to guide their decisions, and prosecutors have discretion concerning whether to enforce criminal statutes. In some legal proceedings, moreover, the background, biases, and values of the judge—and not the positive law—drive the result. An old joke reminds us that justice sometimes is what the judge ate for breakfast.

Remarks such as these typify the school of jurisprudence known as . Legal realists regard the law in the books as less important than the *law in action*—the conduct of those who enforce and interpret the positive law. American legal realism defines law as the *behavior of public officials (mainly judges) as they deal with matters before the legal system.* Because the actions of such decision makers—and not the rules in the books—really affect people's lives, the realists say, this behavior is what deserves to be called law.

It is doubtful whether the legal realists have ever developed a common position on the relation between law and morality or on the duty to obey positive law. They have been quick, however, to tell judges how to behave. Many realists feel that the modern judge should be a social engineer who weighs all relevant values and considers social science findings when deciding a case. Such a judge would make the positive law only one factor in her decision. Because judges inevitably base their decisions on personal considerations, the realists assert, they should at least do this honestly and intelligently. To promote this kind of decision making, the realists have sometimes favored fuzzy, discretionary standards that allow judges to decide each case according to its unique facts.

is a general label uniting several different approaches that examine law within its social context. The following quotation from Justice Oliver Wendell Holmes is consistent with such approaches:

The life of the law has not been logic: it has been experience. The felt necessities of the time, the prevalent moral and political theories, intuitions of public policy, avowed or unconscious, even the prejudices which judges share with their fellow-men, have had a good deal more to do than the syllogism in determining the rules by which men should be governed. The law embodies the story of a nation's development through many centuries, and it cannot be dealt with as if it contained only the axioms and corollaries of a book of mathematics.<sup>3</sup>

Despite these approaches' common outlook, there is no distinctive sociological definition of law. If one were attempted, it might go as follows: *Law is a process of social ordering reflecting society's dominant interests and values*.

ples of sociological legal thinking, we can add substance to the definition just offered. The "dominant interests" portion of the definition is exemplified by the writings of Roscoe Pound, an influential 20th-century American legal philoso-

By examining exam-

Pound, an influential 20th-century American legal philosopher. Pound developed a detailed and changing catalog of the social interests that press on government and the legal system and thus shape positive law. An example of the definition's "dominant values" component is the *historical school* of jurisprudence identified with the 19th-century German legal philosopher Friedrich Karl von Savigny. Savigny saw law as an unplanned, almost unconscious, reflection of the collective spirit of a particular society. In his view,

legal change could only be explained historically, as a slow response to social change.

By emphasizing the influence of dominant social interests and values, Pound and Savigny undermine the legal positivist view that law is nothing more than the command of some political authority. The early 20th-century Austrian legal philosopher Eugen Ehrlich went even further in rejecting positivism. He did so by identifying two different "processes of social ordering" contained within our definition of sociological jurisprudence. The first of these is positive law. The second is the "living law," informal social controls such as customs, family ties, and business practices. By regarding both as law, Ehrlich sought to demonstrate that positive law is only one element within a spectrum of social controls.

Because its definition of law includes social values, sociological jurisprudence seems to resemble natural law. Most sociological thinkers, however, are concerned only with the *fact* that moral values influence the law, and not with the goodness or badness of those values. Thus, it might seem that sociological jurisprudence gives no practical advice to those who must enforce and obey positive law.

Sociological jurisprudence has at least one practical implication, however: a tendency to urge that the law must change to meet changing social conditions and values. In other words, the law should keep up with the times. Some might stick to this view even when society's values are changing for the worse. To Holmes, for example, "[t]he first requirement of a sound body of law is, that it should correspond with the actual feelings and demands of the community, whether right or wrong."

During the

past half century, legal scholars have fashioned additional ways of viewing law, explaining why legal rules are as they are and exploring supposed needs for changes in legal doctrines. For example, the *law and economics* movement examines legal rules through the lens provided by economic theory and analysis. This movement's influence has extended beyond academic literature, with law and economics-oriented considerations, factors, and tests sometimes appearing in judicial opinions dealing with such matters as contract, tort, or antitrust law.

The *critical legal studies (CLS)* movement regards law as inevitably the product of political calculation (mostly of the right-wing variety) and longstanding class biases on the part of lawmakers, including judges. Articles published by CLS adherents provide controversial assessments and critiques of legal rules. Given the thrust of CLS and the view it takes of