# Land Matters: Understanding Heirs' Property

### USDA National Agricultural Library October 12, 2021







**DISCLAIMER**: The guest speakers' portion of today's event will be recorded. The recording will show full-screen slides only, and we will minimize participants.

You may keep your camera off and use "anon" as your meeting name. (To rename yourself, go to the participants list, click next to your name and enter a new name.)

An announcement will be made when the recording begins and ends.

The recording will be shared on NAL YouTube with all Q&A edited out.



Photograph taken by Dori (dori@merr.info)

## Schedule

**10-10:05** Welcome – Paul Wester, Director, USDA National Agricultural Library

**10:05-10:45** Keynote Speaker – Mavis Gragg, Chief Executive Officer of HeirShares and Director, Sustainable Forestry and African American Retention Project at the American Forest Foundation

10:45-11:00 Speaker – Rusty Rumley, Senior Staff Attorney, National Agricultural Law Center
11:00-11:15 Speaker – Francine (Fran) Miller, Senior Staff Attorney and Adjunct Faculty, Center for Agriculture and Food Systems, Vermont Law School

#### 11:15-12:00 BREAK

**12:00-12:35** Wikipedia Editing Training – Jamie Flood, Agricultural Law Information Partnership, USDA National Agricultural Library

#### 12:35-12:40 Break

**12:40-3:00** Time for editing, questions, and follow-up; one-onone training as needed. Take breaks as needed. Shortly before 3





### Mavis Gragg

CEO & Co-Founder, HeirShares Director, Sustainable Forestry and African American Land Retention Project, American Forest Foundation

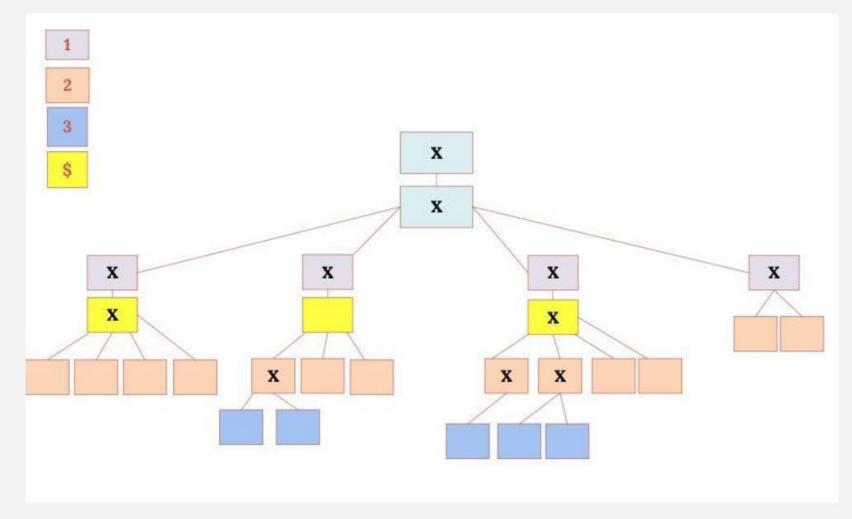
- 14+ years legal experience
- Expert on heirs' property
- Published author on the subject
- Consultant for OWN's *Sugar Queens* on land loss



# **HEIRSHARES** The future of heirs property is here.



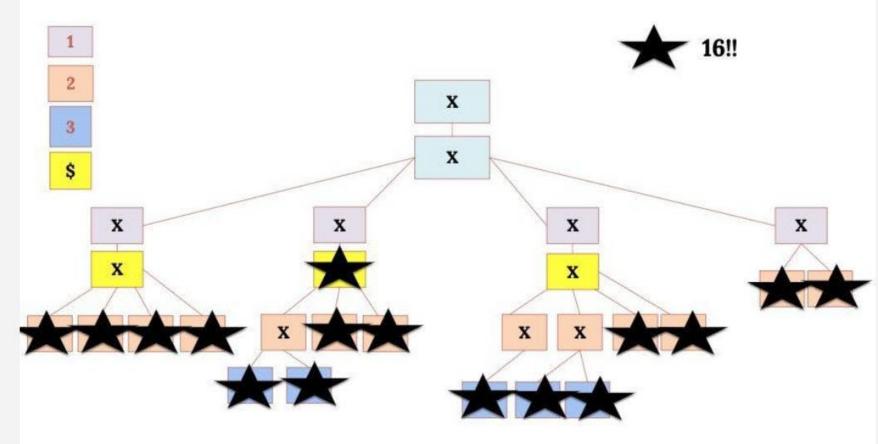
### What is Heirs Property?



Graphic by Mavis Gragg



### What is Heirs Property?



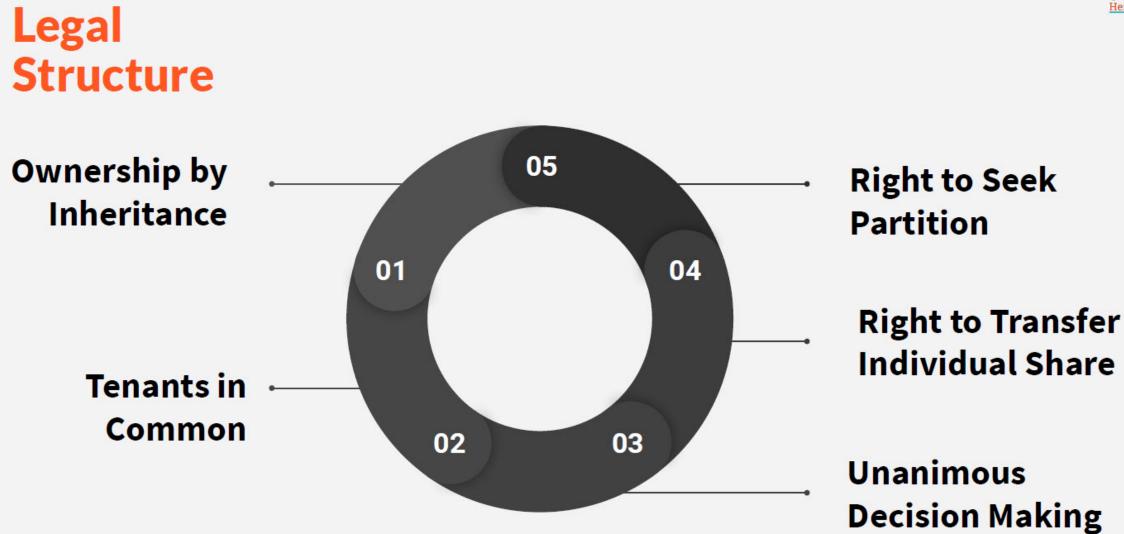
Graphic by Mavis Gragg

### **Intestate Succession**



If you die with:	here's what happens:					
children but no spouse	children inherit everything					
spouse but no descendants or parents	spouse inherits everything					
spouse and one child or descendants of one child	spouse inherits 1/2 of your intestate real estate child or descendants inherit 1/2 of your intestate real estate					
spouse and two+ children, or descendants of those children	spouse inherits 1/3 of your intestate real estate children or descendants inherit 1/3 of your intestate real estate					
spouse and parents, no children or descendants	spouse inherits 1/2 of your intestate real estate parents inherit 1/2 of your intestate real estate					
parents but no spouse or descendants	parents inherit everything					
siblings but no spouse, descendants, or parents	siblings inherit everything					





# Challenges

- 1. Can't prove ownership
- 2. Difficult to find attorney
- 3. Very expensive to resolve
- 4. Millions in lost wealth and financial assistance



### **Confirming Ownership**

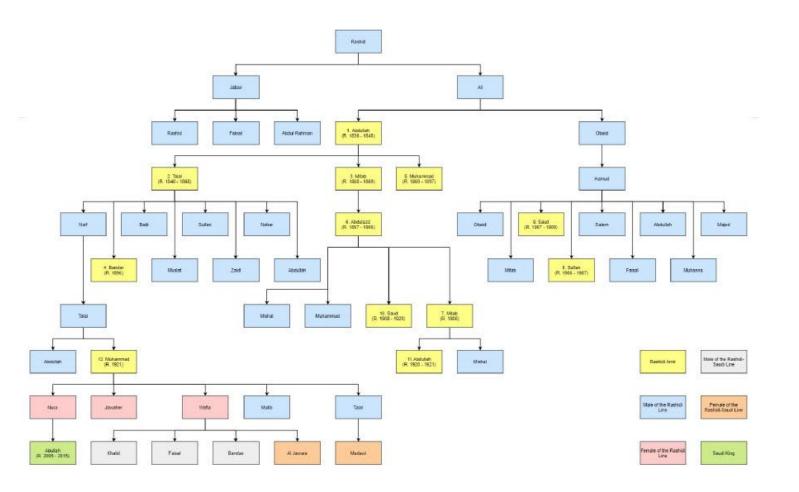
Create a Paper Trail

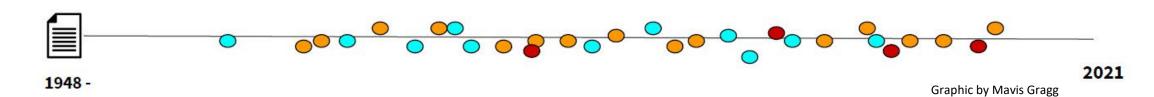
Complicated Math

Multiple Jurisdictions

Inefficient Crowdsourcing Info

Inadequate Tree Building





# Issues

#### FAMILY

Threat of Loss Ineligibility for Assistance No Legal Standing Conflict Undermanaged

#### IMPAIRMENTS BEYOND FAMILY

Disruption of food systems and supply chains, e.g. timber Affordable housing Natural resource protection Economic blight

## Incentives

- 1. Resiliency
- 2. Agriculture and environmental stewardship
- 3. Intergenerational wealth
- 4. Legal standing



#### Succession Planning to Avoid Heirs Property

#### **Single Entity Ownership**

- 1. Family Tree
- 2. Attorney Confirms Owners/Title Search
- 3. Owner Decision Making
- 4. Buyouts and Transfer to Entity Owner

#### **Uniform Partition of Heirs Property Act**

- Fair Market Value Appraisal
- Buyout of Petitioning Owner(s)'s Share
- Open Market Sale

#### Farm Bill 2018

- Farm and Tract Numbers for Heirs Property Owners
- Loan Program to Resolve Legal Issues

FEMA and State Expanded Eligibility Criteria for Disaster Relief

#### **Needed Legal and Policy Solutions**

- Technology Driven Innovation
- Robust Private Practice Support
- Expanded Eligibility Criteria
- Tenant in Common Redress
- Property Tax Foreclosures Redress

Legal and Policy Solutions





# Solution

Affordable, efficient technology

Easy-to-answer questions about family history

HeirShares' powerful algorithm to trace ownership succession



# **Thank You!**

Heirshares.com mavis@heirshares.com



### Rusty Rumley

Senior Staff Attorney, National Agricultural Law Center



### The National Agricultural Law Center

The nation's leading source of agricultural and food law research and information



# Heir Property

Rusty Rumley Senior Staff Attorney

NationalAgLawCenter.org | nataglaw@uark.edu | (479)575-7646

### About the Center

- The National Agricultural Law Center is the nation's leading source for agricultural and food law research and information.
  - Created in 1987, the NALC is a unit of the University of Arkansas System Division of Agriculture
  - The Center also works in close partnership with the USDA Agricultural Research Service, National Agricultural Library
- We provide objective, non-partisan research and information regarding laws and regulations affecting agriculture





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### How did we get here?

- Heir property results when one generation who possesses legal title to property passes away without an estate plan and nothing is done to legally transfer title to the heirs.
  - Leaving real estate to heirs as tenants in common through an estate plan can create the same problem!
- This can go on for multiple generations and cause extreme fractionation of the property ownership
- This leads to a host of potential problems:
  - Availability for financing and loans
  - Government program eligibility (modified with 2018 FB)
  - Payment of property taxes
  - Use of the property
  - And many more...



### Different Families...Different Situations

Two things to think about:

- 1. There are no two families in the entire world that are the same.
- 2. There are no two farms in the entire world that are the same.
- The result is that no two heir property situations are the same.



Options can Vary...

Depending on the family situation and the value of the land your options may be limited.

- The best course is to avoid the issue with proper estate planning
- What if the problem is already present?
  - Uniform Partition of Heir Property or Affidavit of Heirship
    - If you meet the requirements
  - Partition by Sale
  - Maintain the status quo
    - Harrison place example



### Uniform Partition of Heirs Property Act (UPHPA)

- Created by the Uniform Law Commission in 2010 to combat the unfair loss of tenancy-in-common rights of disadvantaged families
  - Loss of these property interests through forced partition sales have often been viewed as unequitable
  - Enacted in 18 States and introduced in another 6 (Uniform Law Commission)
  - Can only be applied to property that meets the definition of heir property
  - Generally replaces all partition law prior to UPHPA in regards to heir property



### Remedies that UPHPA provides

- Gives cotenants the ability to buy out other cotenants
- It gives deference to "partition in kind" over a partition by sale if equitable
- It changes the sale process to maximize revenue from the sale of the property if none of the other approaches work



### Other Estate Planning Tools

- Other estate planning tools not tied to passing on assets:
  - Living wills
  - Long-term care/health insurance
  - Durable Power of Attorney in case you lose your ability to make decisions for yourself
    - Be careful with these since you are giving someone a lot of control over your life and property.
- It's good to have these on file with your local hospital and if your plans change then remember to update them!
  - If you get divorced then you may not want your ex to have the power of life and death over you...





### **Rusty Rumley**

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#### f У @nataglaw



### Francine Miller, Esq

Senior Staff Attorney and Adjunct Professor, Center for Agriculture and Food Systems



The Center for Agriculture and Food Systems develops tools and other legal educational resources for those working on food system and agriculture issues across the country. Working with stakeholder groups as partners, we lend our law and policy expertise to help support a more sustainable, just, and equitable food system.

# OUR MISSION



#### We develop legal resources that span the food system.



Toolkit

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Toolkit

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#### We develop legal resources that span the food system.

Food access and consumption

Surplus and waste



Healthy Food Policy Project



National Gleaning Project

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#### **Heirs' Property**

- Overview
- How Heirs' Property Works
- Amount of Land Owned as Heirs' Property
- Historical Context
- Challenges for Heirs' Property Owners
- Uniform Partition of Heirs Property Act
- Importance of Wills and Estate Planning
- A Lawyer's Suggestions for Heirs' Property Owners
- How An Attorney Can Help
- Additional Resources

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#### Suggestions for heirs' property owners

by Mavis Gragg, attorney, director of the SUSTAINABLE FORESTRY & AFRICAN AMERICAN LAND RETENTION project, and CEO & cofounder of HeirShares

Passing family land from one generation to the next is a source of pride and a huge source of security for families. But holding on to family land can be very challenging. I've spoken with hundreds of heirs' property owners who struggle with finding a clear path to ownership security for their family's land. I recognize it's not easy, but there are many reasons to take action and numerous actions you can take to keep your family's land secure.



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### ORGANIZATIONS PROVIDING DIRECT ASSISTANCE TO HEIRS' PROPERTY OWNERS (list in formation)

- Black Family Land Trust
   <u>http://www.bflt.org/</u>
- Center for Heirs Property Preservation https://www.heirsproperty.org/
- Federation of Southern
   Cooperatives/Land Assistance Fund, https://www.federation.coop/
- Florida A&M University, Cooperative Extension Program
- Georgia Heirs' Property Law Center, <u>https://www.gaheirsproperty.org/</u>
- HeirShares <u>www.heirshares.com</u>
- Indian Land Tenure Foundation, <u>https://iltf.org/</u>
- Land Loss Prevention Project (North Carolina),
  - https://www.landloss.org/

- The Limited Resource Landowner Education and Assistance Network
- Louisiana Appleseed Center for Law & Justice,
  - https://www.louisianaappleseed.org
- McIntosh SEED, <u>https://mcintoshseed.org/</u>
- Mississippi Center for Justice, https://mscenterforjustice.org/
- Prairie View A&M University
- Roanoke Electric, Inc., <u>https://www.roanokeelectric.com</u>
- Sustainable Forestry and African American Land Retention Program (includes links to the eight partners working with landowners)
- University of Arkansas- Pine Bluff
- Winston County Self Help Cooperative,

nttps://wcsnc.com/



# LEARN MORE AND GET IN TOUCH





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### Francine Miller, Esq.

Senior Staff Attorney/Adjunct Faculty Center for Agriculture and Food Systems, Vermont Law School

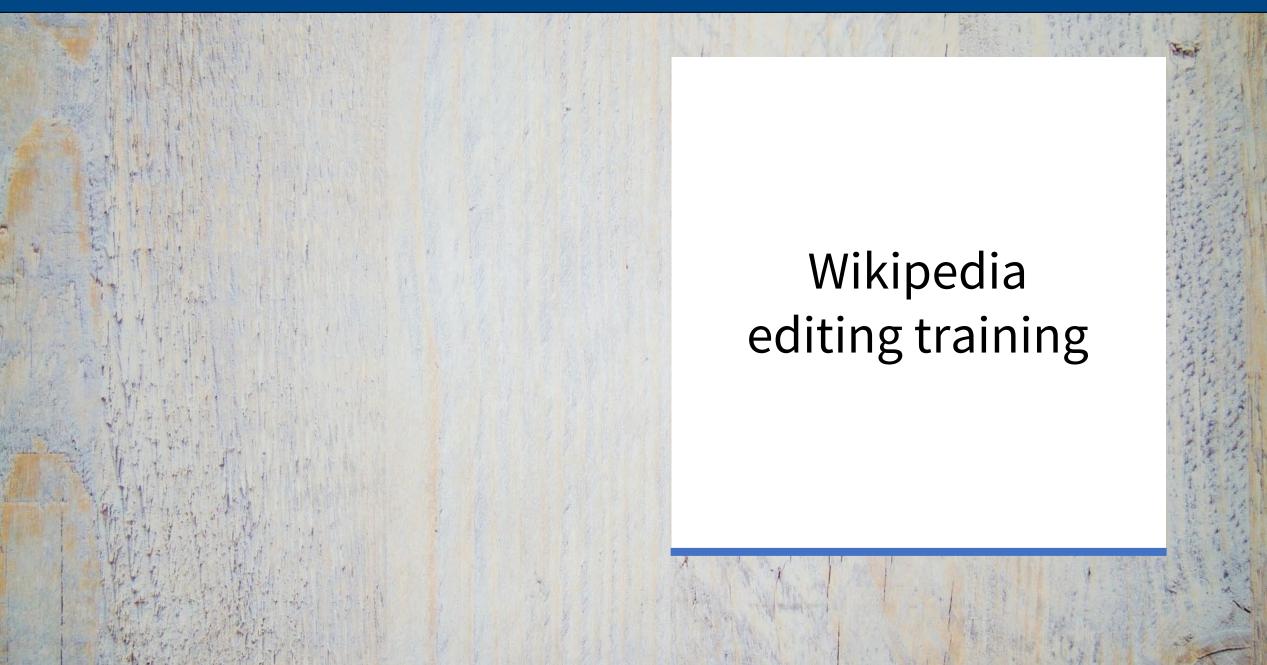
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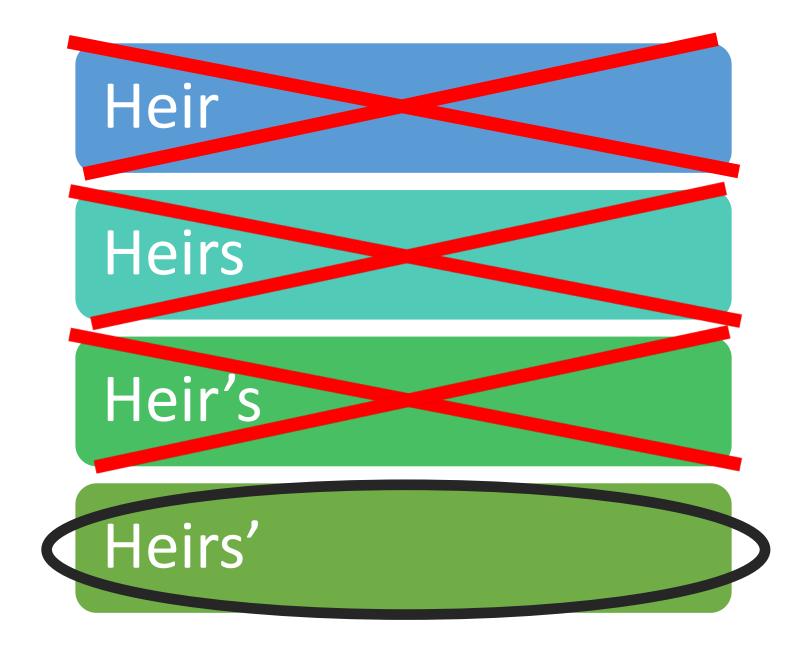
CULTURE &

🍅 FOOD SYSTEMS

### Lunch Break! See you back at 12:00pm EST

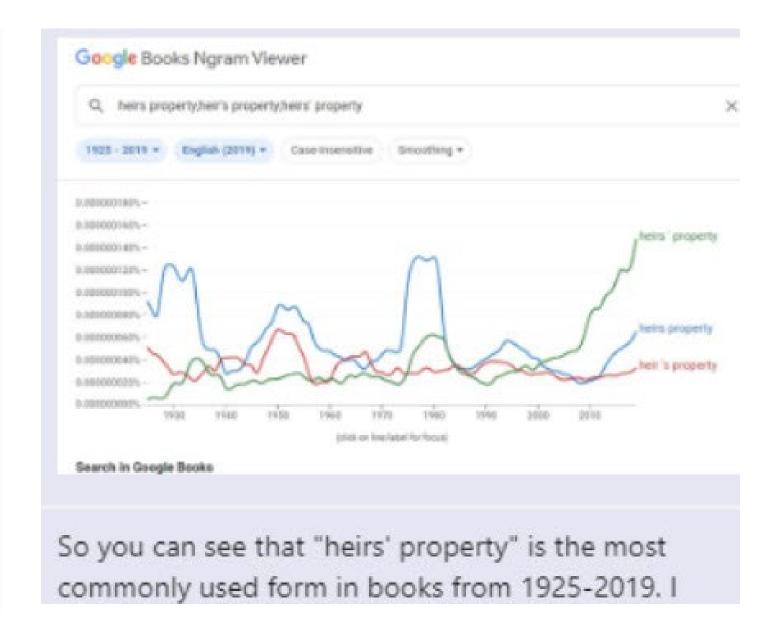


# Style guide: Heirs'



### Pardon the blurriness!

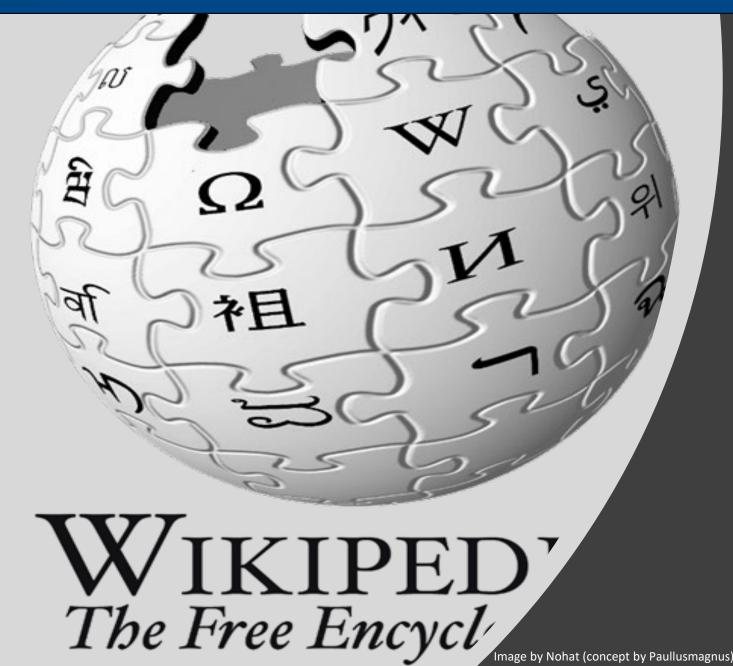
### Google Books Ngram of heirs/heir's/heirs' property



### Training agenda

- Wikipedia & Why you should edit
- Wikipedia Policies & getting started
- Article anatomy
- Editing options to get you started





# Wikipedia and why you should edit

### Wikipedia

- Free, online encyclopedia
- Created & edited by volunteers
- Overseen by nonprofit Wikimedia Foundation
- 6+ million articles, 270+ language versions







### But why?

- Wikipedia ranks in the Top 10
- Top search result
- Easy way to share
- More diverse editors more diverse article offerings
  - More editors = more accuracy

wie !

# Wikipedia policies and getting started

# Wikipedia policies

USDA National Agricultural Library

**Neutral Point of View** – written so all sides can agree

**Notability** – significant independent sources - > help prove importance

**Verifiability** – using reliable sources to reference information

**No original research** – point to existing scholarship

**Assume good faith** – start with congenial spirit

**Conflicts of interest** – disclose and abide by terms of service

### Getting started: Create a username/sign-in

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lf you use your real nam	me as your username, your real name will not be private and will not be able to be made private later.	
Username (help me choose)	Wikipedia is made by people like you.	
Enter your username	wikipedia is made by people like you.	
Password	1,016,729,035	
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It is recommended to use a unique password that you are not using on any other website.	6,292,383	
Confirm password	articles	
Enter password again		
Email address (optional)	140.065	
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### From today's featured article

warning for graphic content. (Full article...)



Writer Glen Morgan

"Home" is the second episode of the fourth season of the American science fiction television series The X-Files, which originally aired on the Fox network on October 11, 1996. Directed by Kim Manners and written by Glen Morgan and James Wong, it is a "monster-of-the-week" story, unconnected to the overarching mythology of The X-Files. Watched by 18.85 million viewers, the initial broadcast had a Nielsen rating of 11.9. The series centers on FBI special agents Fox Mulder (David Duchovny) and Dana Scully (Gillian Anderson), who work on cases linked to the paranormal. In this episode, Mulder and Scully investigate the death of a baby born with severe physical defects. While in the isolated town of Home, Pennsylvania, they meet a family of deformed farmers who have not left their home in a decade. "Home" was the first episode of the series to receive a viewer discretion

> Recently featured: Hurricane Rosa (2018) · Eastern brown snake · Accolade (company) Archive · By email · More featured articles

### Did you know ...

- ... that Schneider's marmoset (pictured) is one of three primates newly described in the 2020s?
- ... that in 2010, ice hockey executive Kirovs Lipmans was reported to be the secondrichest person in Latvia?
- ... that Benedict Cumberbatch was originally expected to have a cameo appearance as

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### In the news

Jamie-NAL

Read

- Following the Czech legislative election, SPOLU agree to a coalition with Pirates and Mayors, with SPOLU leader Petr Fiala (pictured) as the Prime Minister.
- Journalists Maria Ressa and Dmitry Muratov are awarded the Nobel Peace Prize for their efforts to safeguard freedom of speech.
- A magnitude-5.9 earthquake kills at least 20 people and injures 300 others in Balochistan, Pakistan.

Ongoing: COVID-19 pandemic · Cumbre Vieja eruption Recent deaths: Raymond T. Odierno · Yossi Maiman · Faroog Feroze Khan · Chen Wenxin · Yesudasan · Budge Patty

Petr Fiala

### Nominate an article

### On this day

October 11: Feast day of Saint James the Deacon (Anglicanism); National Coming Out Day; Thanksgiving in Canada (2021)

- 1311 The peerage and clergy of the Kingdom of England published the Ordinances of 1311 to restrict King Edward II's powers.
- 1531 Swiss Reformation leader Huldrych Zwingli was killed in battle when Zürich forces were attacked by Catholic cantons in









Join us for the ...

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### LAND MATTERS: UNDERSTANDING **HEIRS' PROPERTY USDA** National **Agricultural Library** October 12, 2021

### Wiki Event Page

https://en.wikipedia.org/wiki/Wikipedia:Hier\_Property\_Edit-a-thon Or search en.Wikipedia.org "Wikipedia:Heir\_Property\_Edit-a-thon"

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Asian hornet.jpg

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National Invasive Species Awareness Week

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The Asian giant hornet (Vespa mandarinia), including the color form referred to as the Japanese giant hornet, [2][3] is the world's largest hornet. It is native to

occupying spaces near rotted pine roots.<sup>[9][Arc 1]</sup> It feeds primarily on larger insects, colonies of other eusocial insects, tree sap, and honey from honey bee colonies.<sup>[10]</sup>

The hornet has a body length of 45 millimetres ( $1\frac{3}{4}$  inches), a wingspan around 75 mm (3 in), and a stinger 6 mm ( $\frac{1}{4}$  in) long, which injects a large amount of potent

venom.<sup>[11]</sup> Although the scientific literature and official government sources continue to refer to this species by its established common name, the popular media have

The Asian giant hornet is often confused with the smaller yellow-legged hornet (Vespa velutina), also known as the Asian hornet, an invasive species of major concern

The Eastern Cicada Killer Sphecius speciosus lives in the Eastern United States. It is not a hornet, but a large digger wasp, however. The females in particular, which

2

### WIKIPEDIA The Free Encyclopedia

### Asian giant hornet

A B-class article from Wikipedia, the free encyclopedia

taken to using the nickname "murder hornet".[12][13]

Contents [hide]

can be 2 inches (5.1 cm) in length, are commonly confused with the Asian Giant Hornet.

across Europe, including the UK.

1 Taxonomy and phylogeny

2.1 Queens and workers

3.1 Ecological distribution

3.2 Geographic distribution

2 Description

3 Distribution

2.2 Drones

23 Larvae

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Insecta Order: Hymenoptera

Family: Vespidae Genus: Vespa



### Add references

### 1. Place cursor in desired location, select "cite"

### 2. Follow prompts

- "Automatic" insert a URL, ISBN, DOI and automatically generate a citation
- "Manual" follow prompts and put in the information manually.

Ξ v Insert v Ω Paragraph ✓ (1) Cite

Tocus more on preventing toou salety problems rather wan relying primarily on reacting to problems after they occur.

### Estimated annual number of domestically acquired, food borne illnesses, hospitalizations, and deaths due to 31 pathogens and unspecified agents transmitted through food, United States.<sup>[3]</sup>

Food borne Agents	Estimated annual number of illnesses (90% credible interval)	%	Estimated annual number of hospitalizations (90% credible interval)	%	Estimated annual number of deaths (90% credible interval)	%
31 known pathogens	9.4 million (6.6–12.7 million)	20	55,961 (39,534–75,741)	44	1,351 (712–2,268)	44
Unspecified agents	38.4 million (19.8–61.2 million)	80	71,878 (9,924–157,340)	56	1,686 (369–3,338)	56
Total	47.8 million (28.7–71.1 million)	100	127,839 (62,529–215,562)	100	3,037 (1,492–4,983)	100

? Ξ **Publish changes** 

### Legislative history

· Introduced in the House of Representatives as H.R.2751 by Betty Sutton (D-OH) on June 8, 2009 Committee consideration by House Energy and Commerce and House Ways and Means Passed the House on June 9, 2009 ([1] 2) · Passed the Senate on December 19, 2010 (Passed by Voice Vote) · Reported by the joint conference committee on December 21, 2010; agreed to by the House on December 21, 2010 ([2] 2) and by the Senate on December 19, 2010 (Passed by Voice Vote) Signed into law by President Barack Obama on January 4, 2011

In 1998, the FDA announced a publication entitled "Guidance for Industry: Guide to Minimize Microbial Food Safety Hazards for Fresh Fruits and Vegetables" in response to President Clinton's 1997 "Initiative to Ensure the Safety of Imported and Domestic Fruits and Vegetables".<sup>[6]</sup> They resulted in Good Agricultural Practices (GAP) and Good Handling Practices (GHP) certifications that became *de facto* industry requirements, but were not enforceable.[7]

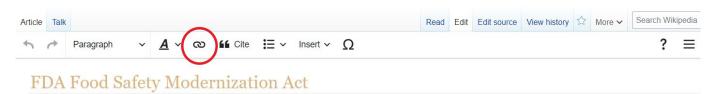
High-profile outbreaks related to various foods, from spinach and peanut products to eggs, have underscored the need to make continuous improvements in food safety.<sup>[8]</sup> Under this law the FDA will be allowed to mandate a system that is based on science and addresses the hazards from that the FDA has the power to oversee how foods are produced and how they are in to table. MINIS The maintained in food markets. This puts greater emphasis on preventing m handles producing, processing, transporting, and preparing foods, the Add a citation safer our food supply will be.<sup>[8]</sup>

Under the new law, the FDA will now have new prevention-focused too Automatic Manual Re-use time, the FDA has a legislative mandate to require comprehensive, pre URL, DOI, ISBN, PMC/PMID, QID, title, or citation oversight of the millions of food products coming into the United States significantly minimize the likelihood of problems occurring. The n http://www.example.com from other countries each year.

rovements in their approach to food safety.<sup>[4]</sup> For example, for the first controls include steps that a food facility would take to prevent or

Legislative history

### Link between articles

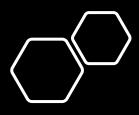


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A v 🛛 🖌 Cite 듣 Insert v O ? Ξ Publish changes Paragraph from other countries each year Images and media Legislative history Fremplate sponded by passing the Public Health Security and Bioterrorism Preparedness Response Act. The events of Sep 11, 2001 reinforced the need to enhance the secur H Table anted the FDA administrative detention authority over food items if there is credible evidence Bioterrorism Act', which President Bush signed into law June 2, 2002 umans or animals.<sup>[10]</sup> The new (FSMA) law broadens that authority, allowing for administrative information that indicates the food presents a threat of serious advers V More detention based on 'reason to believe' that the food item has been blates a legal standard for the product.<sup>[10]</sup>

The first version of the law, the Food Safety Enhancement Act, passed the House on June 9, 2009. However, negotiations with the Senate led to the final product, the 'Food Safety and Modernization Act.' The bill was passed by the Senate in November 2010 by a vote of 73-25.[11] However, because of a tax provision added to the bill, (which is constitutionally required to begin in the House), the vote did not count. There was concern that with the short time left in the lame-duck session, the bill would not get the time needed to be voted on and passed.<sup>[12]</sup> Attempts to add the bill to the continuing resolution for government funding were scrapped over the objection of Senator Tom Coburn.<sup>[13]</sup> Eventually, however, the Senate moved on December 19, 2010 to pass the fixed bill by unanimous consent by a voice vote.<sup>[12]</sup> The House went on to approve the bill by a vote of 215 to 144 on December 21, 2010.<sup>[14]</sup> President Barack Obama signed the bill into law on Tuesday, January 4, 2011.<sup>[16]</sup>



Although this bill is meant to address food safety, there are, according to food safety advocate Bill Marter, some issues with its effectiveness. Many facilities, such as farms, restaurants, and nonprofit food establishments in which food is prepared for or served directly to the consumer are exempt from the requirements of the bill. Also exempt are facilities that produce food solely for non-human animals.<sup>[17]</sup>

### Tester-Hagan Amendment

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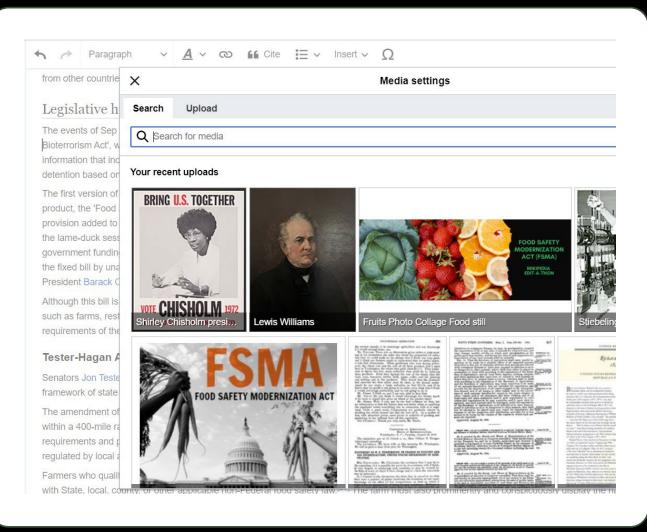
> Senators Jon Tester and Kay Hagan sponsored two amendments that removed farmers, ranchers and local processors from federal oversight, leaving them—as they currently are—within the existing regulatory framework of state and local health and sanitation laws and rules.<sup>[18]</sup>

> The amendment offered protections for operations (a.k.a. "qualified facilities") that sell less than \$500,000 a year and sell most (greater than 50%) of their products directly to consumers in the same state and within a 400-mile radius [19] The amendment also annies to all operations that the FDA classified as a "very small business". Small local farmers would not necessarily need to comply with

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Background





# Questions?

• Please feel free to speak up at any time for assistance – for in depth questions we'll move to a breakout room.

• Feel free to email me!

Contact: jamie.flood@usda.gov