ISSUES IN ENVIRONMENTAL LAW

PAPERS FROM THE FOURTEENTH ANNUAL ENVIRONMENTAL LAW CONFERENCE

On October 19, 1992, Vermont Law School, the Vermont Natural Resources Council, and the American Bar Association's Sections on Natural Resource Law and Administrative Law sponsored a conference entitled *Windfalls and Wipeouts: Environmental Regulation, Property and the 'Takings' Clause After* Lucas v. South Carolina Coastal Council. This fourteenth annual environmental law conference brought together scholars of takings law and economics, practicing attorneys and land planners, representatives of municipal, state, and federal governments, and other interested persons. With *Lucas* as the centerpiece, the presentations and discussions ranged widely in their exploration of the constitutional ramifications of governmental regulation of private property.

Vermont Law Review is pleased to offer the following papers, the result of presentations given by: Daniel W. Bromley, Anderson-Bascom Professor of Applied Economics, University of Wisconsin-Madison; Fred R. Disheroon, Special Litigation Counsel, Environment and Natural Resources Division, U.S. Department of Justice; John Echeverria, Chief Legal Counsel for the National Audubon Society and Sharon Dennis, Staff Attorney, National Audubon Society; and C. Ford Runge, Professor, Departments of Agricultural and Applied Economics, Hubert H. Humphrey Institute of Public Affairs, and Department of Forest Resources, University of Minnesota.