

ABBREVIATIONS & ACRONYMS

Terms in **bold** may be found in the Encyclopedia, either directly or as a cross reference.

A B C D E F G H I J K L
M N O P Q R S T U V W Y-Z

A

A	Atlantic Reporter ^(US)
(Aus HC)	High Court of Australia
A & E Ann Cas	American and English Annotated Cases
A.2d	Atlantic Reporter, Second Series, 1983-date ^(US)
A.L.I.	The American Law Institute
a.s.f.	annual sinking fund
a/c	air conditioning
AAA rating	triple A rating
AACI	Accredited Appraiser Canadian Institute See: www.deltaalpha.com Associations
AAR	Accredited in Appraisal Review (See review appraiser)
AAR	average annual return
AB	Anonymous Reports at the end of Benloe Reports, 1531-1628 ^(Eng)
(ACT)	Australian Capital Territory
Abb Prac [NS]	Abbott's Practice New Series, New York
ABS	asset-backed security
AC	Law Reports, Appeal Cases, 1890-date ^(Eng)
ACRS	accelerated cost recovery system (See accelerated depreciation)
Ad & El	Adolphus and Ellis's Reports (110-3 ER), (King's Bench and Queen's Bench) 1834-1840 ^(Eng)
AD.2d	Appellate Division Reports, Second Series, New York ^(US)

ABBREVIATIONS & ACRONYMS

ADC loan	acquisition, development and construction loan
Adm'r	Administrator
Admin.	Administrat[ive, ion]
ADR	alternative dispute resolution
ADR	average daily room rate
ADS	annual debt service
AEA	Administration of Estates Act ^(Eng)
aff'd	affirmed
AFFO	adjusted funds from operations
A-G	Attorney-General
AGA	authorised guarantee agreement ^(Eng)
AGI	adjusted gross income
AHA	Agricultural Holding Act ^(Eng)
AI	all inclusive
AIA	American Institute of Architects See: www.deltaalpha.com Associations
AIC	Appraisal Institute of Canada See: www.deltaalpha.com Associations
AIREA	American Institute of Real Estate Appraisers See: www.deltaalpha.com Associations
AIRR	adjusted internal rate of return
AITD	all-inclusive deed of trust
Ala	Alabama; Alabama Supreme Court Reports
Ala Civ App	Court of Civil Appeals of Alabama
Aleyn	Aleyn's King Bench Report (82 ER), 1646-1649 ^(Eng)
All ER	All England Law Reports, 1936-date
All ER Rep	All England Law Reports, Reprinted, 1558-1935
All ER Rep Ext	All England Law Reports Reprint, Australian Extension Volumes, 1865-1935

ABBREVIATIONS & ACRONYMS

ALR	American Law Reports Annotated, 1913-1947
ALR	Argus Law Reports, 1895-1973 ^(Aus)
ALR	Australian Law Reports, 1973-date, formerly Argus Law
ALR2d	American Law Reports Annotated, Second Series, 1948-1965
ALR3d	American Law Reports Annotated, Third Series, 1965-1980
ALR4th	American Law Reports Annotated, Fourth Series, 1980-1991
ALR5th	American Law Reports Annotated, Fifth Series, 1992-date
ALTA	American Land Title Association See: www.deltaalpha.com Associations
Alta. CA	Alberta, Court of Appeal ^(Can)
Am Dec	American Decisions (Select Cases)
Am Rep	American Reports
Am St Rep	American State Reports, 1886-1911
Am. J2d.	American Jurisprudence, second edition (See Bibliography)
Am.Jur.2d.	American Jurisprudence, second edition (See Bibliography)
Am.L.Prop	American Law of Property (See Bibliography)
Ambl	Ambler's Chancery Reports (27 ER), 1737-1784 ^(Eng)
AMC	Agricultural Mortgage Corporation ^(Eng)
AMC	Asset Management Company
Amdt	Amendment
AMI	alternative mortgage instrument
AML	adjustable-mortgage loan
AMT	alternative mortgage transaction
Anno	Annotation
Anno: ALR	American Law Reports Annotated (see ALR)
Anon.	anonymous case ^(Eng)
ANSI	American National Standards Institute

ABBREVIATIONS & ACRONYMS

AONB	area of outstanding natural beauty ^(Eng)
APA	American Planning Association See: www.deltaalpha.com Associations
app.	appreciation
App Cas	Law Reports, Appeal Cases (House of Lords and Privy Council) 1875-1890 ^(Eng)
App DC	Appeals Cases, District of Columbia
App Div	Appellate Division (New York Supreme Court), 1896-1955
app. den.	appeal denied
app. disp.	appeal dismissed
appr'n	appreciation
APR	annual percentage rate
ARELLO	Association of Real Estate Licensed Law Officials See: www.deltaalpha.com Associations
ARES	American Real Estate Society See: www.deltaalpha.com Associations
AREUEA	American Real Estate and Urban Economics Association See: www.deltaalpha.com Associations
Ariz	Arizona; Arizona Supreme Court Reports, 1866-date
Ariz App	Arizona Appeals Reports, 1965-1976
Ariz Ct App	Court of Appeals of Arizona
Ark	Arkansas; Arkansas Report
ARM	adjustable-rate mortgage
ARR	all-risks rate
ARR	average rate of return
art./arts.	article/articles
ARV	aggregate retail value
ARY	all-risks yield

ABBREVIATIONS & ACRONYMS

ASA	American Society of Appraisers See: www.deltaalpha.com Associations
ASB	Appraisal Standards Board ^(US)
ASHI	American Society of Home Inspectors, Inc. See: www.deltaalpha.com Associations
Ass'n	Association
AST	assured shorthold tenancy ^(Eng)
ATCF	after-tax cash flow
Atk	Atkyns' Chancery Reports (26 ER), 1736-1755 ^(Eng)
ATR	Australian Tax Reports, 1969-date
(Aus)	Australia
(Aus HC)	Australia High Court
AUV	alternative use value
AVD	alternative valuation date ^(Eng)
AVM	automated valuation model

ABBREVIATIONS & ACRONYMS**B**

B & Ad	Barnewall and Adolphus's King's Bench Reports (109-110 ER), 1830-1834 ^(Eng)
B & Ald	Barnewall and Alderson's King's Bench Reports (106 ER), 1817-1822 ^(Eng)
B & C	Barnewall and Cresswell's King's Bench Reports (107-9 ER), 1822-1830 ^(Eng)
B & S	Best and Smith Queen's Bench Reports (121-2 ER), 1861-1865 ^(Eng)
B & S	Best and Smith's King's Bench Reports (121-2 ER), 1861-1865 ^(Eng)
Barb (NY)	Barbour's Supreme Court Reports, New York, 1847-1877
Barn C	Barnardiston's Chancery Reports (27 ER), 1740-1741 ^(Eng)
BC	Borough Council ^(Eng)
BC CA	British Columbia, Court of Appeal ^(Can)
Beav	Beavan's Rolls Court Reports (48-55 ER), 1838-1866 ^(Eng)
BEV	business enterprise value
BFP	bona fide purchaser
BID	business improvement district
Bing	Bingham's Common Pleas Reports (130-1 ER), 1832-1834 ^(Eng)
Bing NC	Bingham's New Cases (131-3 ER), 1834-1840 ^(Eng)
Bl Comm	Blackstone's Commentaries on the Laws of England (pages nos. refer to original pagination) (See Bibliography)
Bl H	Blackstone's Common Pleas Reports (126 ER), 1788-1796 ^(Eng)
Bl W	Blackstone's King's Bench Reports (96 ER), 1746-80 ^(Eng)
Black	Black's Supreme Court Reports (66-7 US) 1861-2
Bldg.	Building
BOMA	Building Owners and Managers Association See: www.deltaalpha.com Associations
Bos & PNR	Bosanquet and Puller's New Reports Common Pleas (127 ER), 1804-7 ^(Eng)
Bos & Pul	Bosanquet and Puller's Common Pleas Reports (126-7 ER), 1796-1804 ^(Eng)
BPN	building preservation notice ^(Eng)

ABBREVIATIONS & ACRONYMS

BPR	Butterworths Property Reports ^(Aus)
B.R.	Bankruptcy Reporter ^(US)
Bro CC	Brown's Chancery Reports (28-9 ER), 1778-1794 ^(Eng)
Bro PC	Brown's Cases in Parliament (1-3 ER), 1702-1800 ^(Eng)
Bros.	Brothers
Brownl & G	Brownlow and Goldesborough's Common Pleas Reports (123 ER), 1569-1624 ^(Eng)
BRR	book rate of return
BTL	buy-to-let ^(Eng)
Build LR	Building Law Reports ^(Eng)
Burr	Burrow's King's Bench Reports (97-8 ER), 1757-1771 ^(Eng)

ABBREVIATIONS & ACRONYMS**C**

c.	chapter (Act of Parliament) ^(Eng)
c.	mortgage co-efficient ^(US)
C & P	Craig and Philips' English Chancery Reports (41 ER), 1840-1841 ^(Eng)
C. Civ.	<i>Code Civil</i> (French Civil Code)
C. Com.	<i>Code de Commerce</i> (French Commercial Code)
C. I. R.	Commissioner of Inland Revenue ^(US)
C. rur.	Code Rural (French Rural Code)
C. urb.	<i>Code de l'urbanisme</i> (French Urban Code)
C.F.R.	Code of Federal Regulations ^(US)
C.J.	Corpus Juris Secundum ^(US)
C.J.S.	Corpus Juris Secundum ^(US) (See Bibliography)
CA	commonhold association ^(Eng)
CA	Commons Act ^(Eng)
(CA)	Court of Appeal ^(Eng)
CA#	Court of Appeals, no. of Federal Judicial Circuit ^(US)
CAD	cash available for distribution
Cal	California; California Reports
Cal App	California Appellate Reports
Cal App.2d	California Appellate Reports, Second Series
Cal App.3d	California Appellate Reports, Third Series
Cal App.4th	California Appellate Reports, Fourth Series
Cal B & PC	California Business and Professional Code
Cal CC	California Civil Code
Cal CP	California Civil Procedure
Cal Gov. C.	California Government Code

ABBREVIATIONS & ACRONYMS

Cal Rptr	California Reporter
Cal.2d	California Supreme Court Reports, Second Series
Cal.3d	California Supreme Court Reports, Third Series
CAM	common area maintenance
Camp	Campbell's Nisi Prius Reports (170-1 ER), 1808-1816 ^(Eng)
(Can)	Canada
CAP rate	capitalization rate
CAPEX	capital expenditure
Car & K	Carrington and Kirwan's Nisi Prius Reports (174-175 ER), 1843-1850 ^(Eng)
Car & M	Carrington and Marshman's Nisi Prius Reports (174 ER), 1840-1842 ^(Eng)
Car & P	Carrington and Payne's Nisi Prius Reports (171-3 ER), 1823-1841 ^(Eng)
Casey	Casey's Reports (25-36 Pennsylvania State)
Cass	<i>Cour de Cassation</i> (France)
Cass Civ	<i>Cassation Chambre Civile-Court of Cassation</i> (France)
CB	Common Bench Reports by Manning, Granger & Scott (135-9 ER), 1845-1856 ^(Eng)
CB (NS)	Common Bench Reports, New Series by John Scott (140-4 ER), 1857-1865 ^(Eng)
CBA	cost-benefit analysis
CBD	central business district
CC	Civil Code
CC	County Council ^(Eng)
CC Pa	Circuit Court Pennsylvania
CC&Rs	covenants, conditions and restrictions
CCA	Circuit Court of Appeals ^(US)
CCA	Court of Civil Appeals of Texas

ABBREVIATIONS & ACRONYMS

CCS	commonhold community statement ^(Eng)
CD	certificate of deposit
CDO	collateralized debt obligation
CERCLA	Comprehensive Environment Response and Liability Act (see Statutes)
cert.	certificate
cert.	certiorari
cert. den.	certiorari denied
cf.	confer, compare with
CFAT	cash flow after tax
CFBT	cash flow before tax
CGT	capital gains tax ^(Eng)
Ch	Law Reports Chancery Division, 1891-date ^(Eng)
Ch App	Law Reports, Chancery Appeal Cases, 1865-1875 ^(Eng)
Ch Cas	Cases in Chancery (22 ER), 1660-1698 ^(Eng)
Ch D	Law Reports Chancery Division, 1875-1890 ^(Eng)
Ch./Chs	chapter/chapters
Cir.	Circuit Court of Appeals (federal)
Cir. Ct.	Circuit Court (state)
Cir. Ct. App.	Circuit Court of Appeal(s) (state)
CL	Common Law Reports, American Reprints, 1875-1890
CL	Current Law, 1947-date ^(Eng)
Cl & F	Clark and Finnelly's House of Lords Cases (6-8 ER), 1831-46 ^(Eng)
Cl. Ct.	Claims Court
Clarke	Clarke's Iowa Reports (1-8 Iowa)
CLEUD	certificate of lawfulness of existing use or development ^(Eng)
CLOPUD	certificate of lawfulness of proposed use or development ^(Eng)

ABBREVIATIONS & ACRONYMS

CLPA	Common Law Procedure Act ^(Eng)
CLR	Canada Law Reports, 1923-date
CLR	Commonwealth Law Reports, 1903-date ^(Aus)
CLRA	Commonhold and Leasehold Reform Act ^(Eng)
CLY	Current Law Year Book, 1947-date ^(Eng)
CM	construction management
CMA	comparative market analysis
CMBS	commercial mortgage-backed security
Cmd	Command Papers ^(Eng)
CMO	collateralized mortgage obligation
CMSA	consolidated metropolitan statistical area
CNAREA	Canadian National Association of Real Estate Appraisers See: www.deltaalpha.com Associations
CO	certificate of occupancy
Co Inst	<i>Coke's Institutes</i> (see Bibliography)
Co Litt	<i>Coke on Littleton</i> , c. 1628 (see Bibliography)
Co Rep	Coke's King's Bench Reports (76-7 ER), 1572-1616 ^(Eng)
Co Rep	Coke's Reports, King's Bench (76-7 ER), 1572-1616 ^(Eng)
Co./Co	company
Code Civ. Proc.	Code of Civil Procedure (French)
Colo	Colorado; Colorado Supreme Court Reports
Colo App	Colorado Court of Appeal Reports
Com	Comerback's King's Bench Reports (90 ER), 1685-1699 ^(Eng)
Com Cas	Commercial Cases, 1896-1941 ^(Eng)
Comm R	Commonwealth Arbitration Reports, 1905-date ^(Aus)
Comm.	Committee
Comm'n	Commission ^(US)

ABBREVIATIONS & ACRONYMS

Comm'r(s)	Commissioner(s) ^(US)
Comp Laws	Compiled Laws ^(US)
Con LR	Construction Law Reports ^(Eng)
Conn	Connecticut; Connecticut Reports
Conn App	Connecticut Appellate Reports, 1983-date
Conn App Ct	Connecticut Appellate Court
Conn Sup	Connecticut Supplement
Const LJ	Construction Law Journal ^(Eng)
Conv Pr L	Conveyancer and Property Lawyer, 1936-date ^(Eng)
Conv.	Conveyancer, 1915-1936 ^(Eng)
Cor.Jur.Sec.	Corpus Juris Secundum (see Bibliography)
COREA	construction operation and reciprocal easement agreement
Corp. Juris.	Corpus Juris Secundum (see Bibliography)
Corp./Corp'n	Corporation
COS	<i>coefficient d'occupation des sols</i> ^(F)
Cowell	<i>Cowell's Law Dictionary</i>
Cowp	Cowper's King's Bench Reports (98 ER), 1774-8 ^(Eng)
Cox	Cox's Chancery Cases (29-30 ER), 1783-1796 ^(Eng)
CP Rep	Common Pleas Reporter, Scranton, Pennsylvania
CPA	critical path analysis
CPD	Law Reports, Common Pleas Division, 1875-1880 ^(Eng)
CPI	consumer price index
CPM	critical path method
CPO	compulsory purchase order ^(Eng)
CPR	Canadian Patent Reporter, 1941-date
Cr M & R	Crompton, Meeson and Roscoe's Exchequer Reports (149-150 ER), 1834-1835 ^(Eng)

ABBREVIATIONS & ACRONYMS

CRA	Canadian Residential Appraiser See: www.deltaalpha.com Associations
Cranch	Cranch's United States Supreme Court Reports (5-13 US) 1801-15
CRE	corporate real estate
CRE	Counselors of Real Estate See: www.deltaalpha.com Associations
Crim LR	Criminal Law Review, 1954-date ^(Eng)
Cro Eliz	Croke's King's Bench Reports, tempore Eliz (1 Cro) (78 ER), 1582-1603 ^(Eng)
Cro Jac	Croke's King's Bench Reports, tempore James (2 Cro) (79 ER), 1603-1625 ^(Eng)
CRV	certificate of reasonable value ^(US)
Ct App NY	Court of Appeals of New York
Ct Cl	Court of Claims Reports, 1863-1982/United States Claims, 1982-1992
Ct Cl	United States Court of Claims
CTC	Canada Tax Cases
Cth	Commonwealth ^(Aus)
CTT	capital transfer tax ^(Eng)
CU	<i>certificat d'urbanisme</i> ^(F)
Cush	Cushing's Massachusetts Reports (55-6 Massachusetts)
Cushm	Cushman's Reports (23-9 Mississippi)
CUV	current use value
Cyc.	Cyclopedia of Law & Procedure ^(US)

ABBREVIATIONS & ACRONYMS**D**

D Alaska	United States District Court for the District of Alaska
D Colo	United States District Court for the District of Colorado
D Conn	United States District Court for the District of Connecticut
D DC	District Court, District of Columbia
D Del	United States District Court for the District of Delaware
D Idaho	United States District Court for the District of Idaho
D Illinois	United States District Court for the District of Illinois
D Iowa	United States District Court for the District of Iowa
D Kan	United States District Court for the District of Kansas
D Ky	United States District Court for the District of Kentucky
D Mass	United States District Court for the District of Massachusetts
D Md	United States District Court for the District of Maryland
D Me	United States District Court for the District of Maine
D Mich	United States District Court for the District of Michigan
D Minn	United States District Court for the District of Minnesota
D Mont	United States District Court for the District of Montana
D Nev	United States District Court for the District of Nevada
D NJ	United States District Court for the District of New Jersey
D Ohio	United States District Court for the District of Ohio
D Okla	United States District Court for the District of Oklahoma
D Or	United States District Court for the District of Oregon
D SC	United States District Court for the District of South Carolina
D Vt	United States District Court for the District of Vermont
D Wyo	United States District Court for the District of Wyoming
Dall	Dallas' United States Supreme Court Reports (1-4 US) 1790-1800

ABBREVIATIONS & ACRONYMS

Dauph Co	Dauphine County Reporter (Pennsylvania)
(DC)	Divisional Court ^(Eng)
DC	District Council ^(Eng)
DC	District of Columbia
DC	United States District Court
DC Ark	United States District Court, Arkansas
DC Cal	United States District Court, California
DC Cir	United States Court of Appeals for the District of Columbia
DC Ct App	District of Columbia Court of Appeals
DC Fla	United States District Court, Florida
DC Mass	United States District Court, Massachusetts
DC Miss	United States District Court, Mississippi
DC Mun App	District of Columbia Municipal Court of Appeals
DC NC	United States District Court, North Carolina
DC Or	United States District Court, Oregon
DC Pa	United States District Court, Pennsylvania
DC SC	United States District Court, South Carolina
DC Tenn	United States District Court, Tennessee
DC Tex	United States District Court, Texas
DC Va	United States District Court, Virginia
DC W Va	United States District Court, West Virginia
DCF	discounted cash flow
DCR	debt-coverage ratio
De GF & J	De Gex, Fisher and Jones's Chancery Reports (45 ER), 1860-1862 ^(Eng)
De GM & G	De Gex, Macnaghten and Gordon's Chancery Reports (42-4 ER), 1851- ^(Eng)

ABBREVIATIONS & ACRONYMS

Del	Delaware; Delaware Reports
Del Ch	Delaware Court of Chancery
Del Super	Delaware Superior Court
dep./depr'n.	depreciation
depr'n	depreciation
DETR	Department of the Environment, Transport and the Regions ^(Eng)
Dev.	Development
Dict.	Dictionary
Digest (Repl)	English and Empire Digest Replacement Volumes (Blue Band)
DIM	deferred-interest mortgage
DINK	dual income, no kids
Dist.	District
Div.	Division
DLR	Dominion Law Reports, 1912-1955 ^(Can)
DLR (2d)	Dominion Law Reports, Second Series, 1956-1968 ^(Can)
DLR (3d)	Dominion Law Reports, Third Series, 1969-1984 ^(Can)
DLR (4d)	Dominion Law Reports, Fourth Series, 1969-date ^(Can)
DNS	dangerous structure notice ^(Eng)
DOE	Department of the Environment ^(Eng)
Dow & CL	Dow and Clark's House of Lords Appeals (6 ER), 1827-1832 ^(Eng)
DPM	direct-payment mortgage
DPU	<i>droit de préemption urbain</i> ^(F)
DRC	depreciated replacement cost
Drew	Drewry's Chancery Reports (61-2 ER), 1852-1859 ^(Eng)
Drew & Sm	Drewry & Smale's Chancery Reports (62 ER), 1859-1865 ^(Eng)
DRM	direct reduction mortgage

ABBREVIATIONS & ACRONYMS

DRT	development rights transfer ^(US)
DSCR	debt-service cover ratio
Dyer	Dyer's King's Bench Reports (73 ER), 1513-1582 ^(Eng)

ABBREVIATIONS & ACRONYMS**E**

E & O insurance	errors and omissions insurance
E.O.E.	errors and omissions excepted
E.O.M.	end of the month (as with payment due under a contract)
EA	environmental assessment
EAC	entire agreement clause
East	East's Term Reports, King's Bench (102-4 ER), 1800-1812 ^(Eng)
EBIT	earnings before interest and tax
EBITDA	earnings before interest, taxes, depreciation and amortization
ECAT	expendable cash after tax ^(Aus)
Econ.	Economist
ECV	effective capital value
ED NY	United States District Court for the Eastern District of New York
ED Pa	United States District Court for the Eastern District of Pennsylvania
ed.	edition; editor; edited by
Eden	Eden's Chancery Reports (28 ER), 1757-1766 ^(Eng)
EG	Estates Gazette, 1858-date ^(Eng)
EGCS	Estates Gazette Case Summaries ^(Eng)
EGD	Estates Gazette Digest of Cases, 1902-date
EGI	effective gross income
EGIM	effective gross income multiplier
EGLR	Estates Gazette Law Reports ^(Eng)
EIA	environmental impact assessment
EID	exempt information document ^(Eng)
EIR	environmental impact report
EIS	environmental impact statement

ABBREVIATIONS & ACRONYMS

El & Bl	Ellis and Blackburn's Queen's Bench Reports (118-120 ER), 1851-1858 ^(Eng)
El & El	Ellis and Ellis's Queen's Bench Reports (20-1 ER), 1858-1861 ^(Eng)
Em App	Emergency Court of Appeals ^(US)
Eng Rep	English Reports, 1220-1865
EPA	Environmental Protection Agency ^(US)
EPRA	environmental property assessment ^(US)
ER	English Reports, 1220-1865
ERISA	Employee Retirement Income Security Act (see Statutes)
ERV	estimated rental value
ESA	environmental site assessment
Esp	Espinasse's Nisi Prius Reports (170 ER), 1793-1807 ^(Eng)
esp.	especially
et seq.	<i>et sequentes, et sequitor</i> , and those following
EUV	existing use value
Ex CR	Canadian Exchequer Court Reports
Ex D	Law Reports, Exchequer Division, 1875-1880 ^(Eng)
ex rel.	<i>ex relatione</i> (on the relation of)
Exch	Exchequer Reports (154-6 ER), 1847-1856 ^(Eng)
EZ	enterprise zone

ABBREVIATIONS & ACRONYMS**F**

F	Federal Reporter ^(US)
F & B	food and beverage
F & F	Foster and Finlason's Nisi Prius Reports (175-6 ER), 1858-1867
F Supp	Federal Supplement, 1932-1998 ^(US)
F Supp.2d	Federal Supplement, Second Series, 1998-date ^(US)
F.2d	Federal Reporter, Second Series
F.3d	Federal Reporter, Third Series
FADA	Federal Asset Disposition Association ^(US)
Fam Law	Family Law, 1971-date ^(Eng)
FAMC	Federal Agricultural Mortgage Corporation ^(US)
FAR	floor area ratio ^(US)
FASIT	financial asset securitization investment trust
FDIC	Federal Deposit Insurance Corporation ^(US)
Fed.	Federal
Fed. Cir.	United States Court of Appeals, Federal Circuit
FF & E	furniture, fixtures and equipment
FFLS	Federal Farm Loan System ^(US)
FFO	funds from operations
FHA	Federal Housing Administration ^(US)
FHFB	Federal Housing Finance Board ^(US)
FHLBB	Federal Home Loan Bank Board ^(US)
FHLMC	Federal Home Loan Mortgage Corporation (Freddie Mac) ^(US)
FIABCI	<i>Federation Internationales des Professions Immobilières</i> See: www.deltaalpha.com Associations
FIFO	first in, first out

ABBREVIATIONS & ACRONYMS

FIG	<i>Federation International des Géomètres</i> See: www.deltaalpha.com Associations
FIRPTA	Foreign Investment in Real Property Tax Act ^(US) (see Statutes)
FIRREA	Federal Institutions Reform, Recovery, and Enforcement Act ^(US) (see Statutes)
Fla	Florida; Florida Supreme Court Reports, 1846-1948
Fla App	Florida District Court of Appeals
FLIP®	flexible loan insurance plan ^(US)
FLR	Family Law Report ^(Eng)
FM	facility management
FmHA	Farmer's Home Administration ^(US)
FMV	fair market value
FNAIM	<i>Federation Nationale de L'Immobilier</i> See: www.deltaalpha.com Associations
FNMA	Federal National Mortgage Association (Fannie Mae) ^(US)
FPM	flexible-payment mortgage
FRA	Fines and Recoveries Act ^(Eng)
FREIT	finite life real estate investment trust
FRI lease	full repairing and insuring lease
FRM	fixed-rate mortgage
FRN	fixed-rate note
FRT	federally-related transaction ^(US)
FRV	full rental value
FSA	Farm Services Agency ^(US)
FSA	Financial Services Act ^(Eng)
FSA	Financial Services Authority ^(UK)
FSBO	for sale by owner

ABBREVIATIONS & ACRONYMS

FSG	full service gross (lease)
FSI	floor space index
FV	future value

ABBREVIATIONS & ACRONYMS

G

Ga	Georgia; Georgia Supreme Court Reports
Ga App	Georgia Appeals Reports, 1807-date
Ga Ct App	Georgia Court of Appeals
GAAP	general accepted accounting principles ^(US)
GBA	gross building area
GBA	gross built area
GDO	General Development Order ^(Eng)
GDP	general development plan
GDPO	General Development Procedure Order ^(Eng)
GDS	General Depreciation System ^(US)
GEA	gross external area
GEM	growing-equity mortgage
GIA	general improvement area ^(Eng)
GIA	gross internal area
GIC	guaranteed investment contract
GIM	gross income multiplier
Ginnie Mae	Government National Mortgage Association ^(US)
GIS	geographic information systems
GLA	gross leasable area/gross lettable area
GLA	gross living area
GNMA	Government National Mortgage Association (Ginnie Mae) ^(US)
GOI	gross operating income
GPAML	graduated-payment adjustable mortgage loan
GPDO	General Development Procedure Order ^(Eng)
GPM	graduated-payment mortgage

ABBREVIATIONS & ACRONYMS

GPS	global positioning system
Gray	Gray, Massachusetts, 1854-1860
GRM	gross rent multiplier
GRMM	gross rent monthly multiplier
GSA	General Services Administration ^(US)
GSE	Government Sponsored Enterprise (such as Fannie Mae or Freddie Mac) ^(US)
GSP	guaranteed sale program
GST	goods and services tax ^(Aus/NZ)
GVD	general vesting declaration ^(Eng)

ABBREVIATIONS & ACRONYMS

H

HA	Housing Act ^(Eng)
HAA	housing action area ^(Eng)
Har. L. Rev.	Harvard Law Review
Hard	Hardres' Exchequer Reports (145 ER), 1655-69 ^(Eng)
HAT	Housing Action Trust ^(Eng)
Haw	Hawaii; Hawaii Supreme Court Reports
HCJ	High Court of Judiciary ^(Scot)
HCJ	High Court of Justice ^(Can)
HECM	home equity conversion mortgage
HEL	home equity loan
HELCPA	Home Equity Loan Consumer Protection Act (see Statutes) ^(US)
HELOC	home equity line of credit
HIP	home information pack ^(Eng)
HKC	Hong Kong Cases
(HL)	House of Lords ^(Eng)
HL Cas	House of Lords Cases, 1847-1866 (9-11 ER)
HLM	<i>habitation à loyer modéré</i> ^(F)
HLR	Housing Law Reports, 1967-date ^(Eng)
HMDA	Home Mortgage Disclosure Act (see Statutes)
HMO	house in multiple occupation ^(Eng)
HMSO	Her Majesty's Stationery Office ^(Eng)
HOA	home owners' association or homeowners' association
Hob	Hobart's King's Bench Reports (80 ER), 1603-1625 ^(Eng)
Howard	Howard's Supreme Court Reports, 1834-1843 ^(US)

ABBREVIATIONS & ACRONYMS

HUD	Department of Housing and Urban Development ^(US)
Hun	Hun's New York Supreme Court Reports
Hurl & C	Hurlstone and Coltman's Exchequer Reports (158-9 ER), 1862-1866 ^(Eng)
Hurl & N	Hurlstone and Norman's Exchequer Reports (156-8 ER), 1856-1862 ^(Eng)
HVAC	heating, ventilation and air conditioning

ABBREVIATIONS & ACRONYMS

I

IAAO	International Association of Assessing Officers See: www.deltaalpha.com Associations
ICSC	International Council of Shopping Centers See: www.deltaalpha.com Associations
Idaho	Idaho Supreme Court Reports, 1866-date
Idaho Code	Idaho Official Code
IFMA	International Facility Management Association See: www.deltaalpha.com Associations
IGH	<i>immeuble de grande hauteur</i> ^(F)
Ill	Illinois; Illinois Supreme Court Reports, 1819-date
Ill App	Illinois Appellate Court Reports
Ill App Ct	Illinois Appellate Court
Ill App.2d	Illinois Appellate Court Reports, Second Series
Ill App.3d	Illinois Appellate Court Reports, Third Series
Ill Dec	Illinois Decisions, 1976-date
ILSFDA	Interstate Land Sales Full Disclosure Act of 1968 (see Statutes) ^(US)
in perp	in perpetuity
Inc.	Incorporated
Ind	Indiana; Indiana Supreme Court Reports
Ind App	Court of Appeals of Indiana
Ind App	Indiana Appellate Court Reports, 1890-1971
Ind App	Indiana Court of Appeals Reports, 1972-date
Ind Tax	Tax Court of Indiana
Indus.	Industr[y, ies, ial]
Ins.	Insurance
Int'l	International

ABBREVIATIONS & ACRONYMS

Inv.	Investment
I_o	net operating income
IO	interest only (security)
Iowa	Supreme Court of Iowa; Iowa Reports, 1855-1968
Iowa App	Court of Appeals of Iowa
IR	Irish Reports, 1838-date
Ir Ch Rep	Irish Chancery Reports, 1850-66
IRA	individual retirement account ^(US)
IRC	Inland Revenue Commissioners ^(Eng)
IRC	Internal Revenue Code ^(US)
IRC	internal revenue code ^(US)
Ired (NC)	Iredell's Law Reports (North Carolina), 1840-1852
IREF	International Real Estate Federation See: www.deltaalpha.com Associations
IREI	International Real Estate Institute See: www.deltaalpha.com Associations
IREM	Institute of Real Estate Management See: www.deltaalpha.com Associations
(Irl)	Ireland
IRLR	Industrial Relations Law Reports ^(Eng)
IRR	internal rate of return
IRS	Internal Revenue Service ^(US)
IVSC	International Valuation Standards Committee

ABBREVIATIONS & ACRONYMS**J**

J-REIT	Japanese Real Estate Investment Trust
J Corp L	The Journal of Corporation Law
JBL	Journal of Business Law ^(Eng)
JCT	Joint Contracts Tribunal ^(Eng)
Johns	Johnson's Reports, New York, 1806-1823
Johns & Hem	Johnson and Hemming's Chancery Reports (70 ER), 1859-1862 ^(Eng)
JP	Justice of the Peace and Local Government Reports, 1837-date ^(Eng)
JPL	Journal of Planning and Environmental Law, 1973-date ^(Eng)
JPL	Journal of Planning and Property Law, 1954-1972 ^(Eng)
JR	Juridical Review (Scot), 1889-date
Jur	The Jurist, London
Jurid Soc	Juridical Society's Papers ^(Scot)
Just. Inst.	Institutes of Justinian/Justinian's Institutes

ABBREVIATIONS & ACRONYMS**K**

K & J	Kay and Johnson's Vice Chancellor's Reports (69-70 ER), 1854-1858 ^(Eng)
'k' factor	mortgage constant ; mortgage factor
Kan	Kansas; Kansas Supreme Court Reports, 1862-date
Kan App	Court of Appeals of Kansas
Kan App.2d	Kansas Court of Appeal Reports, Second Series, 1977-date
KB	Law Reports, King's Bench Division, 1901-1952
Kent's Comm	James Kent's Commentaries on American Law, 1826-1830
Kern	Kernan's Reports (11-14 NY)
Ky	Kentucky; Kentucky Supreme Court Reports, 1879-1951
Ky Ct App	Court of Appeals of Kentucky
Ky Rev Stat	Kentucky Revised Statutes

ABBREVIATIONS & ACRONYMS

L

L & T	Landlord and Tenant
L Ed	Lawyers' Edition United States Supreme Court Reports
L Ed.2d	Lawyers' Edition United States Supreme Court Reports, Second Series
L Soc G	Law Society Gazette, 1903-date ^(Eng)
L.S.	<i>locus sigilli</i> , the place of the seal
L/C	letter of credit
L/V ratio	loan-to-value ratio
LA	Limitation Act ^(Eng)
La	Louisiana; Louisiana Reports, 1830-1841, 1901-1972
La	Louisiana Supreme Court Reports, 1901-1972
La Ann	Louisiana Annual Reports, 1846-1900
La CC	Louisiana Civil Code
La Ct App	Louisiana Court of Appeals
LAC (4th)	Labour Arbitration Cases, Fourth Series ^(Can)
(Lat)	Latin (or, in this book, more usually 'law Latin')
Latch	Latch's King's Bench Reports (82 ER), 1625-1628 ^(Eng)
LC Civ. C	Civil Code of Lower Canada (1866)
LC Ct	Lord Chancellor's Court ^(Eng)
LCA	Land Charges Act ^(Eng)
LCompA	Land Compensation Act ^(Eng)
LCR	Lower Canada Reports, 1850-67
LDO	local development order ^(Eng)
Lea	Lea's Tennessee Reports
Leach	Leach's English Crown Cases, 1730-1814
Lev	Levinz's King's Bench and Common Plea Reports (83 ER)

ABBREVIATIONS & ACRONYMS

Ley	Ley's King's Bench Reports (80 ER), 1608-29 ^(Eng)
LGHA	Local Government and Housing Act ^(Eng)
LGR	Knight's Local Government Reports, 1903-date ^(Eng)
LGRA	Local Government Reports of Australia, 1956-date
LHA	local housing authority ^(Eng)
LIBOR	London Interbank Offered Rate
LIFO	last in, first out
Lit.	Litigation ^(Eng)
Litt Ten	Littleton's Tenures (1481)
LJ	Law Journal, 1866-1965 ^(Eng)
LJ (OS) KB	Law Journal, Old Series, King's Bench, 1822-31 ^(Eng)
LJ (OS) MC	Law Journal, Magistrates Cases, Old Series, 1826-1831 ^(Eng)
LJ Ch	Law Journal, Chancery, New Series, 1831-1946 ^(Eng)
LJ CP	Law Journal Reports, Common Pleas, New Series, 1831-75 ^(Eng)
LJ Eq	Law Journal, Chancery, New Series, 1831-1946 ^(Eng)
LJ Ex	Law Journal, Exchequer, New Series, 1831-75 ^(Eng)
LJ Ex Eq	Law Journal, Exchequer in Equity, 1835-1841 ^(Eng)
LJ KB	Law Journal, King's Bench, New Series, 1831-1946 ^(Eng)
LJ MC	Law Journal, Magistrates Cases, New Series, 1866-1892 ^(Eng)
LJ OS	Law Journal, Old Series, 1822-1831 ^(Eng)
LJ QB	Law Journal, Queen's Bench, New Series, 1831-1946 ^(Eng)
Ll L Rep	Lloyd's List Law Reports, 1919-1950 ^(Eng)
LLCA	Local Land Charges Act ^(Eng)
Lloyd's Rep	Lloyd's Law Reports, 1951-date ^(Eng)
LLR	Land Registration Rules ^(Eng)
LP(MP)A	Law of Property (Miscellaneous Provisions) Act ^(Eng)

ABBREVIATIONS & ACRONYMS

LPA	Law of Property Act ^(Eng)
LPT	local property trust ^(Aus)
LQR	Law Quarterly Review, 1885-date ^(Eng)
LR # Ch App	Law Reports, Chancery Appeal Cases, 1865-1875 ^(Eng)
LR # CP	Law Reports, Common Pleas Cases, 1865-1875 ^(Eng)
LR # Eq	Law Reports, Equity Cases, 1866-1875 ^(Eng)
LR # Ex	Law Reports, Exchequer Cases, 1865-1875 ^(Eng)
LR # HL	Law Reports, English and Irish Appeals, House of Lords, 1866-1875
LR # PC	Law Reports, Privy Council, 1865-75 ^(Eng)
LR # QB	Law Reports, Queen's Bench, 1865-1875, 1891-date ^(Eng)
LR Ir	Law Reports, Ireland, 1878-1893
LRA	Land Registration Act ^(Eng)
LRA NS	Lawyers' Reports Annotated, New Series ^(US)
LRHUDA	Leasehold Reform, Housing and Urban Development Act ^(Eng)
LRK	Kenya Law Reports, 1897-1956
(LT)	Lands Tribunal ^(Eng)
LT	Law Times Reports, 1859-1947 ^(Eng)
LT	Law Times, Scranton, Pennsylvania, 1873-85
LTA	Landlord and Tenant Act ^(Eng)
LT(C)A	Landlord and Tenant (Covenants) Act ^(Eng)
LTNS	Law Times Reports, New Series, 1859-1947 ^(Eng)
LTOS	Law Times Reports, Old Series, 1843-1859 ^(Eng)
LTV	loan-to-value ratio
LUI	land use intensity (system) ^(US)
LVT	Local Valuation Tribunal ^(Eng)

ABBREVIATIONS & ACRONYMS**M**

M & E	mechanical and electrical
M & S	Maule and Selwyn's King's Bench reports (105 ER), 1813-17 ^(Eng)
M & W	Meeson and Welsby's Exchequer Reports (150-3 ER), 1836-1847 ^(Eng)
M.R.	Master of the Rolls ^(Eng)
MA	metropolitan area
Macph	Macpherson's Sessions Cases, 3rd series 1862-73 (Scot)
Macq	Macqueen's Scottish Appeal Cases (Scot)
Macq HL	Macqueen's Scottish Appeal Cases, House of Lords, 1849-1865 ^(Eng)
Mad	Madras High Court Reports (India)
Madd	Maddock's Chancery Reports (56 ER), 1815-1822 ^(Eng)
Man & G	Manning and Granger's Common Pleas Reports (133-5 ER), 1840-1844
MARCS	modified accelerated cost recovery system
Martin	Martin's Reports (Louisiana) 1809-1830
Mass	Massachusetts; Massachusetts Reports, 1967-date
Mass App Ct	Massachusetts Appeals Court Reports, 1972-date
MBA	Mortgage Bankers' Association of America See: www.deltaalpha.com Associations
MBB	mortgage-backed bond
MBO	mortgage-backed obligation
MBS	mortgage-backed security
Md	Maryland; Maryland Supreme Court Reports
MD Ala	United States District Court for the Middle District of Alabama
Md App	Maryland Appellate Reports, 1967-date
MD La	United States District Court for the Middle District of Louisiana
MD Pa	United States District Court for the Middle District of Pennsylvania

ABBREVIATIONS & ACRONYMS

Me	Maine; Maine Supreme Court Reports
Mer	Merivale's Chancery Reports (35-6 ER), 1815-1817 ^(Eng)
MFLA	Master Farm and Land Appraiser See: www.deltaalpha.com Associations
MGIC	Mortgage Guaranty Insurance Corporation
MIC	mortgage insurance certificate
Mich	Michigan; Michigan Supreme Court Reports, 1847-date
Mich. L. Rev.	Michigan Law Review
Minn	Minnesota; Minnesota Supreme Court Reports
Minn App	Minnesota Court of Appeals
MIP	mortgage insurance certificate
MIRR	modified internal rate of return
Misc	Miscellaneous Reports (New York)
Misc.2d	Miscellaneous Reports, Second Series (New York)
Miss	Mississippi; Mississippi Reports, 1851-1966
MLP	master limited partnership
MLR	Modern Law Review, 1937-date ^(Eng)
MLS	multiple listing service
Mo	Missouri; Missouri Supreme Court Reports, 1821-1956
Mo App	Missouri Appeals Reports, 1876-1954
Mo App ED	Missouri Court of Appeals, Eastern Division
Mo Ct App	Missouri Court of Appeals
Mod Rep	Modern Reports, 1669-1775 ^(Eng)
Mont	Montana; Montana Supreme Court Reports
Mont Rev Code Ann.	Montana Revised Code Annotated
Mood and R	Moody and Robinson's Nisi Prius Reports (174 ER), 1830-1844 ^(Eng)
Moore (NS)	Moore's Privy Council Cases, New Series (15-17 ER), 1826-30 ^(Eng)

ABBREVIATIONS & ACRONYMS

Morr	Morris' Iowa Reports, 1839-46 ^(US)
MPC	master planned community
MPLR	Municipal and Planning Law Reports ^(Can)
MPTB	mortgage-pass-through bond
MRA	Master Residential Appraiser (see Appendix A)
MRA	multiple regression analysis
MRC	major retail center
MSA	Master Senior Appraiser
MSA	metropolitan statistical area ^(US)
MTC	measured term contract
MUD	mixed-use development
Mun	Municipal Law Report (Pennsylvania)
MV	marriage value
My & K	Mylne & Keen's Chancery Reports (39-40 ER), 1832-1835

ABBREVIATIONS & ACRONYMS

N

n#	sub note(s) followed by number
n.	note; sub-note
NAA	National Apartment Association See: www.deltaalpha.com Associations
NAHB	National Association of Home Builders See: www.deltaalpha.com Associations
NAIFA	National Association of Independent Fee Appraisers See: www.deltaalpha.com Associations
NAMA	National Association of Master Appraisers See: www.deltaalpha.com Associations
NAR	National Association of Realtors® See: www.deltaalpha.com Associations
NARAMU	National Association of Review Appraisers and Mortgage Underwriters See: www.deltaalpha.com Associations
NAREB	National Association of Real Estate Brokers See: www.deltaalpha.com Associations
NAREIT	National Association of Real Estate Investment Trusts See: www.deltaalpha.com Associations
NARELLO	National Association of Real Estate Licensing Law Officials See: www.deltaalpha.com Associations
Nat'l	National
NAV	net asset value
NB CA	New Brunswick, Court of Appeals ^(Can)
NBR	New Brunswick Reports ^(Can)
NC	North Carolina; North Carolina Supreme Court Reports, 1968-date
NC App	North Carolina Court of Appeals Reports, 1968-date
NC Gen Stat	North Carolina General Statutes
NC Ct App	Court of Appeals of North Carolina
NCC	Nature Conservancy Council ^(Eng)

ABBREVIATIONS & ACRONYMS

NCREIF	National Council of Real Estate Investment Fiduciaries See: www.deltaalpha.com Associations
ND	North Dakota Reports, 1890-1953
ND	North Dakota; North Dakota Supreme Court
ND Cent. Code	North Dakota Century Code
ND Ct App	Court of Appeals of North Dakota
ND Ill	United States District Court for the Northern District of Illinois
ND Iowa	United States District Court for the Northern District of Iowa
ND Miss	United States District Court for the Northern District of Mississippi
ND NY	United States District Court for the Northern District of New York
ND Tex	United States District Court for the Northern District of Texas
NE	North Eastern Reporter ^(US)
NE.2d	North Eastern Reporter, Second Series ^(US)
Neb	Nebraska; Nebraska Supreme Court Reports, 1860-date
Neb. L. Rev.	Nebraska Law Review
Nev	Nevada; Nevada Supreme Court Reports, 1865-date
NH	New Hampshire; New Hampshire Supreme Court Reports, 1816-date
NHBC	National House Building Council See: www.deltaalpha.com Associations
NHPA	National Historic Preservation Act (see Statutes) ^(US)
NIA	net internal area ^(BrE)
NIBR	net income before recapture
NIM	net income multiplier
NJ	New Jersey; New Jersey Supreme Court Reports, 1948-date
NJ Eq	New Jersey Equity Reports, 1830-1948
NJ Super	New Jersey Superior Court Reports, 1948-date
NJ Super AD	Superior Court of New Jersey, Appellate Division

ABBREVIATIONS & ACRONYMS

NJE	New Jersey Equity Reports
NJL	New Jersey Law Reports, 1790-1948
NLA	net leasable area or net lettable area
NLJ/New LJ	New Law Journal, 1965-date ^(Eng)
NM	New Mexico; New Mexico Supreme Court Reports, 1890-date
NN	net lease
NNN	net-net-net lease or triple net lease
NOA	net occupiable area
NOI	net operating income
NPC	New Property Cases, 1986-date ^(Eng)
NPL	non-performing loan
NPV	net present value
NR	New Reports, 1883-1865 ^(Eng)
NRV	net realizable value
(NSW)	New South Wales ^(Aus)
NSWLR	New South Wales Law Reports, 1880-1900, 1971-date (Australia)
NSWR	New South Wales Reports, 1960-70 (Australia)
(NT)	Northern Territories ^(Aus)
NW.2d	North Western Reporter, Second Series ^(US)
NY	New York Court of Appeals Reports
NY RPA	Laws of New York Real Property Actions and Proceedings
NY RPP	Laws of New York, Real Property
NY.2d	New York Court of Appeals Reports, Second Series
NYS	New York Supplement, 1887-1937
NYS.2d	New York Supplement, Second Series, 1938-date
NZLR	New Zealand Law Reports, 1883-date

ABBREVIATIONS & ACRONYMS**O**

O L & T	owner's, landlord's and tenant's public liability insurance policy
O & M	operations and maintenance
OAR	overall capitalization rate
OAR	overall rate of return
OCA	Ohio Court of Appeal Reports, 1915-22
OE & T	operating expenses and taxes
OEO	Office of Equal Opportunity ^(US)
OER	operating expense ratio
Oh Misc	Ohio Miscellaneous Reports
Ohio	Ohio Reports, 1821-1851
Ohio App.3d	Ohio Appellate Reports, Third Series
Ohio App/Ohio.2d	Ohio Appellate Reports/Ohio Appellate Reports, Second Series
Ohio Misc.2d	Ohio Miscellaneous Reports, Second Series
Ohio Prob	Ohio Probate Reports, 1885-1990
Ohio St/Ohio St.2d	Ohio State Reports/Ohio State Reports, Second Series
OILSR	Office of Interstate Land Sales Registration (see Statutes) ^(US)
OIRO	'offers in the region of'
Okla	Oklahoma; Oklahoma Supreme Court Reports, 1890-1956
OLA	Occupier's Liability Act ^(Eng)
OLR	Ohio Law Reporter, 1903-date
OMBR	Ontario Municipal Board Reports ^(Can)
(Ont.)	Ontario
Ont. CA	Ontario, Court of Appeal ^(Can)
<i>op. cit.</i>	<i>opus citatum</i> ('as previously mentioned')
OR	Ontario Reports, 1882-1900, 1931-1973 ^(Can)

ABBREVIATIONS & ACRONYMS

Or	Oregon; Oregon Supreme Court Reports, 1953-date
OR (2d)	Ontario Reports, Second Series, 1974-date ^(Can)
Or App	Oregon Reports, Court of Appeals, 1969-date
Or Rev Stat	Oregon Revised Statutes
ORE	owned real estate
OREO	other owned real estate
OS	Old Series
OS	Ordnance Survey ^(Eng)
OTS	Office of Thrift Supervision ^(US)
Otto	Otto's United States Supreme Court Reports (91-107 US)
OWN	Ontario Weekly Notes ^(Can)

ABBREVIATIONS & ACRONYMS

P

P	Law Reports, Probate, Divorce and Admiralty Division, 1891-1971 ^(Eng)
P	Pacific Reporter ^(US)
P & CR	Planning (Property from 1968) and Compensation Reports, 1949-date ^(Eng)
p & i	principal and interest (payment)
P Ct Ohio	Probate Court, Ohio
P & L	profit and loss
P(LBCA)A	Planning (Listed Building and Conservation Areas) Act ^(Eng)
p.	page
P.2d	Pacific Reporter, Second Series ^(US)
P/E ratio	price-earnings ratio
pa	per annum
Pa	Pennsylvania; Pennsylvania State Reports, 1845-date
Pa Cmwth	Pennsylvania Commonwealth Court Reports
PAA	Perpetuities and Accumulations Act ^(Eng)
PAC	planned amortization class
Pac LJ	Pacific Law Journal ^(US)
PAM	pledged account mortgage
PAR	<i>plan d'aménagement rural</i> ^(F)
para./paras.	paragraph/paragraphs
PAZ	<i>plan d'aménagement de zone</i> ^(F)
(PC)	Privy Council ^(Eng)
pc sum	prime-cost sum
PCBs	polychlorinated biphenyls
PCD	planned commercial development

ABBREVIATIONS & ACRONYMS

PD	Law Reports, Probate Division, 1875-1890 ^(Eng)
Peake	Peake's Nisi Prius Reports (170 ER), 1790-1794 ^(Eng)
PEM	pledged-account mortgage
perp.	perpetuity
PERT	program evaluation and review technique
Pet	Peters' United States Supreme Court Reports (26-41 US) 1828-42
PGI	potential gross income
PGIM	potential gross income multiplier
Ph	Philip's Chancery Reports (41 ER), 1841-1849
PHA	Public Heath Act ^(Eng)
PHA	Public Housing Administration ^(US)
PI	profitability index
PID	planned industrial development
PILOT	payment in lieu of taxes ^(US)
piti	principal, interest, taxes and insurance
PLAM	price-level-adjusted mortgage
P(LBCA)A	Planning (Listed Building and Conservation Areas) Act ^(Eng)
PLD	<i>plan légal de densité</i> ^(F)
Plowd	Plowden's King's Bench Reports (75 ER), 1550-1580 ^(Eng)
PLR	Planning Law Reports ^(Eng)
PLSS	public lands survey system ^(US)
PLU	<i>plan local d'urbanisme</i> ^(F)
PMDT	purchase money deed of trust
PMI	private mortgage insurance
PMM	purchase money mortgage

ABBREVIATIONS & ACRONYMS

PMSA	primary metropolitan statistical area
pmt	payment
pmt	periodic payment
PNLR	Professional Negligence and Liability Reports ^(Eng)
PO	principal only (security)
POB	point of beginning
POE	post-occupancy evaluation
Pomeroy, Eq. Jur.	A Treatise on Equity Jurisprudence by John Norton Pomeroy, 3rd ed. (1941)
POS	<i>plan d'occupation des sols</i> ^(F)
PP	<i>per pro/per procuration</i> ^(Lat)
pp.	pages
PPG	Planning Policy Guidance Note ^(Eng)
PPM	parts per million
PPS	Planning Policy Statement ^(Eng)
PR	profitability ratio
PRD	planned residential development
Prec Ch	Precedents in Chancery (T. Finch) (24 ER), 1689-1722 ^(Eng)
PSA	Property Services Agency ^(Eng)
psf	per square foot
PSI	positive spread investment
PTCF	pre-tax cash flow
Pty.	Property
PUD	planned unit development
PUT	property unit trust
PV	present value
PW	present worth

ABBREVIATIONS & ACRONYMS

PWms

Peere Williams' Chancery Reports (24 ER), 1695-1735 ^(Eng)

ABBREVIATIONS & ACRONYMS**Q**

q.v.	<i>quod vide</i> , which see
QB	Law Reports, Queen's Bench Division, 1891-1901, 1952-date ^(Eng)
QB	Queen's Bench Reports (Adolphus & Ellis, New Series) (113-8 ER), 1841-52 ^(Eng)
QBD	Law Reports, Queen's Bench Division, 1875-1890 ^(Eng)
Qd R	Queensland Reports ^(Aus)
(Qld)	Queensland
Quebec CC	Quebec Civil Code (1981)

ABBREVIATIONS & ACRONYMS**R**

r	basic rate
r	coefficient of correlation or correlation coefficient
R	capitalization rate
R	Rettie's Session Cases, 4th series, 1873-95 (Scot)
R	Rex (King) or Regina (Queen)
R_B	building capitalization rate
R_E	equity capitalization rate
R_L	land capitalization rate
R_M	mortgage content ; loan constant; mortgage coefficient
R_N	terminal capitalization rate
R_O	overall capitalization rate
R & IT	Rating and Income Tax Reports ^(Eng)
R(A)A	Rent Agriculture Act ^(Eng)
r.	rule
R.R.	Railroad
r/w	right of way
RA	Rating Appeals ^(Eng)
RA	Registration Appeals ^(US)
RAC	Rent Assessment Committee ^(Eng)
RAM	reverse annuity mortgage
RAP	rule against perpetuities
R_B	building capitalization rate
R_E	equity capitalization rate
REA	reciprocal easement agreement
Real Est. Comm'n	Real Estate Commission

ABBREVIATIONS & ACRONYMS

Real Prop. Prob. & Tr. J.	Real Property Probate & Trust Journal, 1966-date ^(US)
REC	real estate commission
REEA	Real Estate Educators' Association See: www.deltaalpha.com Associations
REIT	Real Estate Investment Trust
REMIC	Real Estate Mortgage Investment Conduit
REMT	real estate mortgage trust
REO	real estate owned
REOC	real estate operating company
Rep Coke's	Coke's Reports, King's Bench, 1572-1616 ^(Eng)
RESPA	Real Estate Settlement Procedure Act of 1974 (see Statutes)
RI	Rhode Island; Rhode Island Supreme Court Reports, 1828-date
RIAA	Reports of International Arbitral Awards
RIBA	Royal Institute of British Architects See: www.deltaalpha.com Associations
RICS	Royal Institution of Chartered Surveyors See: www.deltaalpha.com Associations
R _L	land capitalization rate
Rly/Ry	Railway
RM	mortgage content ; loan constant; mortgage coefficient
RMBS	residential mortgage-backed security
RN	terminal capitalization rate
RO	overall capitalization rate
Robin	Robinson's Scots Appeals (House of Lords), 1840-41
ROI	return on investment
ROM	roll-over mortgage
RPR	Real Property Reports, 1977-1990 ^(Can)
RPR (2d)	Real Property Reports, Second Series, 1990-1995 ^(Can)

ABBREVIATIONS & ACRONYMS

RPR (3d)	Real Property Reports, Third Series, 1996-date ^(Can)
RPTS	Residential Property Tribunal Service ^(Eng)
rr.	rules
RRM	renegotiable-rate mortgage
RSC Ord.	Rules of the Supreme Court Order
RSL	registered social landlord ^(Eng)
RSS	regional special strategy ^(Eng)
RTC	Resolution Trust Corporation
RTPI	Royal Town Planning Institute See: www.deltaalpha.com Associations
RULPA	Revised Uniform Limited Partnership Act
Russ	Russell's Chancery Reports, 1823-1829
RV	rateable value

ABBREVIATIONS & ACRONYMS**S**

s.	section
S & L	savings and loan association
S Ct	Supreme Court Reports ^(US)
s.f.	sinking fund
ss.	sections
S.S.	Steamship
S.T.C.	subject to contract
(SA)	South Australia
Salk	Salkeld's English King's Bench Reports (91 ER), 1689-1712 ^(Eng)
SALR	South Australia Law Reports, 1865-1892, 1888-1921
SAM	shared-appreciation mortgage
Sask. CA	Saskatchewan, Court of Appeals ^(Can)
SASR	South Australian State Reports, 1921-date
Saund	See Wms Saund ^(Eng)
SBS	sick-building syndrome
SC	Session Cases, 1907-date (Scot)
SC	South Carolina Supreme Court Reports, 1868-date
SC (HL)	House of Lords Session Cases (Scot)
SC Can	Supreme Court of Canada
SC Ct App	South Carolina Court of Appeals
Sc LR	Scottish Law Reports, 1865-1924
Sch & L	Schoales and Lefroy's Irish Chancery Reports, 1802-06
Sch.	Schedule
SCI	<i>société civile immobilière</i> ^(F)
SCLR	Scottish Civil Law Reports, 1987-date

ABBREVIATIONS & ACRONYMS

(Scot)	Scotland
SCR	Reports of the Supreme Court of Canada
SD	<i>Schéma Directeur</i> ^(F)
SD	South Dakota Reports
SD	Supreme Court of South Dakota
SD Cal	United States District Court of the Southern District of California
SD CL	South Dakota Codified Laws
SD CL Ann	South Dakota Codified Laws Annotated
SD Fla	United States District Court of the Southern District of Florida
SD Ill	United States District Court of the Southern District of Illinois
SD Ind	United States District Court of the Southern District of Indiana
SD Iowa	United States District Court of the Southern District of Iowa
SD NY	United States District Court of the Southern District of New York
SD Ohio	United States District Court of the Southern District of Ohio
SDAU	<i>Schéma Directeur d'Aménagement et d'Urbanisme</i> ^(F)
SDO	Special Development Order ^(Eng)
SE	South Eastern Reporter ^(US)
SE.2d	South Eastern Reporter, Second Series ^(US)
SEC	Securities and Exchange Commission
Sec.	Securit[y, ies]
sec.	section
secs.	sections
SEM	shared-equity mortgage
sf	sinking fund
sf	square feet; square foot
SFD	single-family detached

ABBREVIATIONS & ACRONYMS

SFR	single-family residence
SGA	Sale of Goods Act ^(Eng)
Shep Touch	Sheppard's Touch-Stone or Touchstone
SHO	<i>surface de plancher hors oeuvre</i> ^(F)
SHOB	<i>surface de plancher hors oeuvre brut</i> ^(F)
SHON	<i>surface de plancher hors oeuvre nette</i> ^(F)
SI	Statutory Instrument ^(Eng)
Sickels	Sickels' Reports (46-85 NY)
SICOMI	<i>Société Immobilière pour le Commerce et l'Industrie</i> ^(F)
SII	<i>société immobilière d'investissement</i> ^(F)
SIIC	<i>société d'investissements immobilières cotées</i> ^(F)
SLA	Settled Land Act ^(Eng)
SLAA	Sale of Land at Auctions Act ^(Eng)
SLE	substantive lessor entity
SLT (Sh Ct)	Scots Law Times Reports, Sheriff Court, 1893-date
sm	square metre
SMBS	stripped mortgage-backed security
SMSA	standard metropolitan statistical area
SNDA	subordination, nondisturbance, and attornment agreement
SNH	Scottish National Heritage
So	Southern Reporter ^(US)
So.2d	Southern Reporter, Second Series ^(US)
SolJ	Solicitor's Journal ^(Eng)
SOYD	sum of the years' digits (depreciation)
SPC	special-purpose corporation
SPE	special-purpose entity

ABBREVIATIONS & ACRONYMS

SPV	single-purpose vehicle
SPZ	simplified planning zone ^(Eng)
SR & O	Statutory Rules and Orders ^(Eng)
SR (NSW)	New South Wales, State Reports, 1901-1970 ^(Aus)
ss.	sections
SSSI	site of special scientific interest ^(Eng)
St R Qd	Queensland State Reports 1902-57 ^(Aus)
St Tr	Howell's State Trials, England, 1163-1820 Reprinted from 1795 ed. in 93 Eng Rep.
Stark	Starkie's Nisi Prius Reports, 1814-1822 (171 ER), ^(Eng)
Stat	Statutes
STC	Simon's Tax Cases, 1973-date ^(Eng)
Stra.	Reports by Sir John Strange (d. 1754), M.R. 1st ed. 1755 2 vols.
supra	above
supt.	supplement
Sur.	Surety
Suth. St. Const.	Sutherland on Statutes and Statutory Construction (1896, 4th rev. ed. 1985)
SW. L. Rev.	Southwestern Law Review, 1916-1918 ^(US)
Sw. UL Rev.	Southwestern University Law Review
SW.2d	South Western Reporter, Second Series ^(US)
SW/SW Rep	South Western Reporter ^(US)
Swans	Swanston's Chancery Reports (36 ER), 1818-1819
SYD depreciation	sum-of-the-years' digits depreciation

ABBREVIATIONS & ACRONYMS

T

TA	Trustee Act ^(Eng)
TAB	total assets of a business
(Tas)	Tasmania
Taunt	Taunton's Common Pleas Reports (127-9 ER), 1808-1819 ^(Eng)
TCC	Technology and Construction Court ^(Eng)
TCPA	Town and Country Planning Act ^(Eng)
TDR	transferable development rights
Tel.	Telegraph/Telephone
temp.	<i>tempore</i> , in the time
Tenn	Tennessee; Tennessee Supreme Court Reports, 1870-1971
Tenn App	Tennessee Appeals Reports
Tenn Ch	Tennessee Court of Chancery
Term/Term Rep	Dunford and East's Term Reports (99-101 ER), 1785-1800 ^(Eng)
Termes de la Ley	<i>Les Termes de la Ley</i> . or Certaine difficult and obscure words and termes of the common law and statutes of this realme (see Bibliography)
Tex App	Court of Appeals of Texas
Tex Civ App	Texas Civil Appeals Reports, 1892-1911
Tex Com App	Texas Commission of Appeals
Tex Cr App	Court of Criminal Appeals of Texas
Tex Ct App	Texas Court of Appeals reports, 1876-1891
Tex Occ C	Texas Occupations Code
Texas L. Rev.	Texas Law Review
Thomp & C	Thompson & Cook's New York Supreme Court Reports, 1873-75
TI	tenant improvement (allowance)
TIA	total intangible assets

ABBREVIATIONS & ACRONYMS

TIC	tenancy in common
TIF	tax increment financing
T(IG)A	Tort (Interference with Goods) Act ^(Eng)
Times	The Times, Law Reports ^(Eng)
TLATA	Trusts of Land and Appointment of Trustees Act ^(Eng)
TLR	Times Law Reports, 1884-1952 ^(Eng)
Toth	Tothill's Transactions in Chancery (21 ER), 1559-1646 ^(Eng)
TPL	third party liability
TPO	tree preservation order ^(Eng)
TPTIs	tenant-paid tenant improvements
TRO	temporary restraining order
TROL	tax retention operating lease
T(S)A	Tenements (Scotland) Act
TVA	<i>taxe sur la valeur ajoutée</i> ^(F)
TVG	town and village green ^(Eng)
TWR	time-weighted rate of return

ABBREVIATIONS & ACRONYMS**U**

UCC	Uniform Commercial Code ^(US)
UCC-1	Uniform Commercial Code Financing Statement
UDA	urban development area ^(Eng)
UDC	Urban District Council ^(Eng)
UDP	unitary development plan ^(Eng)
ULI	Urban Land Institute See: www.deltaalpha.com Associations
ULPA	Uniform Limited Partnership Act (see Statutes)
Univ.	University
UORR	upwards-only rent review ^(BrE)
UPA	Uniform Partnership Act (see Statutes)
UPC	Uniform Probate Code ^(US) (see Statutes, Uniform Codes)
UPREIT	umbrella partnership REIT (real estate investment trust)
URA	Urban Regeneration Agency ^(Eng)
URAR	Uniform Residential Appraisal Report
Urb.L.Ann.	Urban Law Annual ^(US)
URLTA	Uniform Residential Landlord and Tenant Act (see Statutes) ^(US)
US	United States Supreme Court Reports, 1790-date
U.S.	United States
USC	United States Code
USCA	United States Code Annotated
USPAP	Uniform Standards of Professional Appraisal Practice
Utah	Utah Supreme Court Reports
Utah.2d	Utah Supreme Court Reports, Second Series
Util.	Utility
UXB	unexpended balance of established development value ^(Eng)

ABBREVIATIONS & ACRONYMS

V

v	versus (stated as ‘and’ in English law). period indicates United States citation)	versus (Roman case with)
Va	Virginia Supreme Court Reports	
VA loan	Veterans Administration loan ^(US)	
VAM	variable-amortisation mortgage	
VAP	variable-payment mortgage	
VAT	value added tax	
Vaugh	Vaughan’s Common Pleas Reports (124 ER), 1665-1674 ^(Eng)	
V _B	building value	
VDPLD	<i>versement pour dépassement du plafond legal de densité</i> ^(F)	
V _E	equity value	
Vern	Vernon’s Chancery Reports (23 ER), 1680-1719 ^(Eng)	
Ves Jun	Vesey Junior’s Chancery Reports (30-4 ER), 1789-1817 ^(Eng)	
Ves Sen	Vesey Senior’s Chancery Reports (27-8 ER), 1746-1756 ^(Eng)	
(Vic)	Victoria	
V _L	land value	
VLR	Victorian Law Reports, 1875-date ^(Aus)	
V.O.	valuation officer ^(Eng)	
VO	variation order ^(Eng)	
VPM	variable-payment mortgage	
VRM	variable-rate mortgage	
Vroom	Vroom’s Reports (30-85 New Jersey Law Reports)	
Vt	Vermont; Vermont Supreme Court Reports, 1826-date	

ABBREVIATIONS & ACRONYMS**W**

W Va	West Virginia; West Virginia Supreme Court Reports
W Va App	Supreme Court of Appeals of West Virginia
W Va LQ	West Virginia Law Quarterly
(WA)	Western Australia
WACC	weighted average cost of capital
WAL	weighted average life
Wall	Wallace Reports ^(US)
WALR	Western Australia Law Reports, 1898-date
Wash	Washington; Washington Supreme Court Reports
Wash App	Washington Appellate Reports
Wash App.2d	Washington Appellate Reports, Second Series
Wash Ct App	Washington Court of Appeals
Wash. L. Rev.	Washington Law Review
Wash.2d	Washington Supreme Court Reports, Second Series
WD Ark	United States District Court of the Western District of Arkansas
WD Pa	United States District Court of the Western District of Pennsylvania
Wheat	Wheaton's United States Supreme Court Reports (14-25 US) 1816-27
Wils KB	Wilson's King's Bench Reports (95 ER), 1742-74 ^(Eng)
Wing.	Wingate's Maxims, 1658 ^(Eng)
Wis	Wisconsin Supreme Court Reports
Wis.2d	Wisconsin Supreme Court Reports, Second Series
WLR	Weekly Law Reports, 1953-date ^(Eng)
Wms Saund	Williams' Saunders' King's Bench Reports (85 ER), 1666-73 ^(Eng)
WN	Law Reports, Weekly Notes, 1866-1951 ^(Eng)
WN (NSW)	Weekly Notes, New South Wales, 1884-date ^(Aus)

ABBREVIATIONS & ACRONYMS

WR	Weekly Reports, 1853-1906 ^(Eng)
WWR	Western Weekly Reports, 1911- ^(Can)
Wyo	Wyoming; Wyoming Supreme Court Reports, 1870-1959

ABBREVIATIONS & ACRONYMS

Y

<i>Y</i>	yield rate
<i>Y_B</i>	Year Books (followed by year of King's/Queen's reign, initials of his/her name, and the folio and number of the <i>placita</i>) ^(Eng)
<i>Y_E</i>	equity yield rate
<i>Y_O</i>	overall yield rate
YP	years' purchase
YTM	yield to maturity

Z

ZAC	<i>zone d'aménagement concerté</i> ^(F)
ZAD	<i>zone d'aménagement différé</i> ^(F)
ZEP	<i>zone d'environnement protégé</i> ^(F)
ZIF	<i>zone d'intervention foncière</i> ^(F)
ZPPAUP	<i>zone de protection du patrimoine architectural, urbain et paysage</i> ^(F)
ZUP	<i>zone à urbaniser par priorité</i> ^(F)

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