

130 S.Ct. 2592, 70 ERC 1505, 177 L.Ed.2d 184, 78 USLW 4578, 10 Cal. Daily Op. Serv. 7553, 2010 Daily Journal D.A.R. 9081, 22 Fla. L. Weekly Fed. S 484
(Cite as: 130 S.Ct. 2592)

Supreme Court of the United States
STOP THE BEACH RENOURISHMENT, INC.
v.
FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION et al.

No. 08-1151.
Argued Dec. 2, 2009.
Decided June 17, 2010.

Justice [SCALIA](#) announced the judgment of the Court and delivered the opinion of the Court with respect to Parts I, IV, and V, and an opinion with respect to Parts II and III, in which THE CHIEF JUSTICE, Justice THOMAS, and Justice ALITO join.

We consider a claim that the decision of a State's court of last resort took property without just compensation in violation of the Takings Clause of the Fifth Amendment, as applied against the States through the Fourteenth, see [Dolan v. City of Tigard](#), 512 U.S. 374, 383-384, 114 S.Ct. 2309, 129 L.Ed.2d 304 (1994).

I
A

Generally speaking, state law defines property interests, [Phillips v. Washington Legal Foundation](#), 524 U.S. 156, 164, 118 S.Ct. 1925, 141 L.Ed.2d 174 (1998), including property rights in navigable waters and the lands underneath them, see [United States v. Cress](#), 243 U.S. 316, 319-320, 37 S.Ct. 380, 61 L.Ed. 746 (1917); [St. Anthony Falls-Water Power Co. v. St. Paul Water Comm'rs](#), 168 U.S. 349, 358-359, 18 S.Ct. 157, 42 L.Ed. 497 (1897). In *2598 Florida, the State owns in trust for the public the land permanently submerged beneath navigable waters and the foreshore (the land between the low-tide line and the mean high-water line). [Fla. Const., Art. X, § 11](#); [Broward v. Mabry](#), 58 Fla. 398, 407-409, 50 So. 826, 829-830 (1909). Thus, the mean high-water line (the average reach of high tide over the preceding 19 years) is the ordinary boundary between private beachfront, or littoral ^{FNI} property, and state-owned land. See [Miller v. Bay-To-Gulf, Inc.](#), 141 Fla. 452, 458-460, 193 So.

[425, 427-428 \(1940\)](#) (*per curiam*); [Fla. Stat. §§ 177.27\(14\)-\(15\), 177.28\(1\)](#) (2007).

^{FNI}. Many cases and statutes use “riparian” to mean abutting any body of water. The Florida Supreme Court, however, has adopted a more precise usage whereby “riparian” means abutting a river or stream and “littoral” means abutting an ocean, sea, or lake. [Walton Cty. v. Stop the Beach Renourishment, Inc.](#), 998 So.2d 1102, 1105, n. 3 (2008). When speaking of the Florida law applicable to this case, we follow the Florida Supreme Court's terminology.

Littoral owners have, in addition to the rights of the public, certain “special rights” with regard to the water and the foreshore, [Broward](#), 58 Fla., at 410, 50 So., at 830, rights which Florida considers to be property, generally akin to easements, see [ibid.](#); [Thiesen v. Gulf, Florida & Alabama R. Co.](#), 75 Fla. 28, 57, 78, 78 So. 491, 500, 507 (1918) (on rehearing). These include the right of access to the water, the right to use the water for certain purposes, the right to an unobstructed view of the water, and the right to receive accretions and relictions to the littoral property. [Id.](#), at 58-59, 78 So., at 501; [Board of Trustees of Internal Improvement Trust Fund v. Sand Key Assoc., Ltd.](#), 512 So.2d 934, 936 (Fla.1987). This is generally in accord with well-established common law, although the precise property rights vary among jurisdictions. Compare [Broward](#), *supra*, at 409-410, 50 So., at 830, with 1 J. Lewis, *Law of Eminent Domain* § 100 (3d ed.1909); 1 H. Farnham, *Law of Waters and Water Rights* § 62, pp. 278-280 (1904) (hereinafter Farnham).

At the center of this case is the right to accretions and relictions. Accretions are additions of alluvion (sand, sediment, or other deposits) to waterfront land; relictions are lands once covered by water that become dry when the water recedes. F. Maloney, S. Plager, & F. Baldwin, *Water Law and Administration: The Florida Experience* § 126, pp. 385-386 (1968) (hereinafter Maloney); 1 Farnham § 69, at 320. (For simplicity's sake, we shall refer to accretions and relictions collectively as accretions, and the process whereby they occur as accretion.) In order for an ad-

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dition to dry land to qualify as an accretion, it must have occurred gradually and imperceptibly—that is, so slowly that one could not see the change occurring, though over time the difference became apparent. [Sand Key, supra, at 936](#); [County of St. Clair v. Lovington, 23 Wall. 46, 66-67, 23 L.Ed. 59 \(1874\)](#). When, on the other hand, there is a “sudden or perceptible loss of or addition to land by the action of the water or a sudden change in the bed of a lake or the course of a stream,” the change is called an avulsion. [Sand Key, supra, at 936](#); see also 1 Farnham § 69, at 320.

In Florida, as at common law, the littoral owner automatically takes title to dry land added to his property by accretion; but formerly submerged land that has become dry land by avulsion continues to belong to the owner of the seabed (usually the State). See, e.g., [Sand Key, supra, at 937](#); Maloney § 126.6, at 392; 2 W. Blackstone, Commentaries on the Laws of England 261-262 (1766) (hereinafter *2599 Blackstone). Thus, regardless of whether an avulsive event exposes land previously submerged or submerges land previously exposed, the boundary between littoral property and sovereign land does not change; it remains (ordinarily) what was the mean high-water line before the event. See [Bryant v. Peppe, 238 So.2d 836, 838-839 \(Fla.1970\)](#); J. Gould, Law of Waters § 158, p. 290 (1883). It follows from this that, when a new strip of land has been added to the shore by avulsion, the littoral owner has no right to subsequent accretions. Those accretions no longer add to *his* property, since the property abutting the water belongs not to him but to the State. See Maloney § 126.6, at 393; 1 Farnham § 71a, at 328.

B

In 1961, Florida's Legislature passed the Beach and Shore Preservation Act, 1961 Fla. Laws ch. 61-246, as amended, [Fla. Stat. §§ 161.011-161.45 \(2007\)](#). The Act establishes procedures for “beach restoration and nourishment projects,” § 161.088, designed to deposit sand on eroded beaches (restoration) and to maintain the deposited sand (nourishment). §§ 161.021(3), (4). A local government may apply to the Department of Environmental Protection for the funds and the necessary permits to restore a beach, see §§ 161.101(1), 161.041(1). When the project involves placing fill on the State's submerged lands, authorization is required from the Board of Trustees of the Internal Improvement Trust Fund, see

§ 253.77(1), which holds title to those lands, § 253.12(1).

Once a beach restoration “is determined to be undertaken,” the Board sets what is called “an erosion control line.” §§ 161.161(3)-(5). It must be set by reference to the existing mean high-water line, though in theory it can be located seaward or landward of that.^{FN2} See § 161.161(5). Much of the project work occurs seaward of the erosion-control line, as sand is dumped on what was once submerged land. See App. 87-88. The fixed erosion-control line replaces the fluctuating mean high-water line as the boundary between privately owned littoral property and state property. § 161.191(1). Once the erosion-control line is recorded, the common law ceases to increase upland property by accretion (or decrease it by erosion). § 161.191(2). Thus, when accretion to the shore moves the mean high-water line seaward, the property of beachfront landowners is not extended to that line (as the prior law provided), but remains bounded by the permanent erosion-control line. Those landowners “continue to be entitled,” however, “to all common-law riparian rights” other than the right to accretions. § 161.201. If the beach erodes back landward of the erosion-control line over a substantial portion of the shoreline covered by the project, the Board may, on its own initiative, or must, if asked by the owners or lessees of a majority of the property affected, direct the agency responsible for maintaining the beach to return the beach to the condition contemplated by the project. If that is not done within a year, the project is canceled and the erosion-control line is null and void. § 161.211(2), (3). Finally, by regulation, if the use of submerged land would “unreasonably infringe on riparian rights,” the *2600 project cannot proceed unless the local governments show that they own or have a property interest in the upland property adjacent to the project site. [Fla. Admin. Code Rule 18-21.004\(3\)\(b\) \(2009\)](#).

^{FN2}. We assume, as the parties agree we should, that in this case the erosion-control line is the pre-existing mean high-water line. Tr. of Oral Arg. 11-12. Respondents concede that, if the erosion-control line were established landward of that, the State would have taken property. Brief for Respondent Department et al. 15; Brief for Respondent Walton County et al. 6.

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C

In 2003, the city of Destin and Walton County applied for the necessary permits to restore 6.9 miles of beach within their jurisdictions that had been eroded by several hurricanes. The project envisioned depositing along that shore sand dredged from further out. See *Walton Cty. v. Stop the Beach Renourishment, Inc.*, 998 So.2d 1102, 1106 (Fla.2008). It would add about 75 feet of dry sand seaward of the mean high-water line (to be denominated the erosion-control line). The Department issued a notice of intent to award the permits, App. 27-41, and the Board approved the erosion-control line, *id.*, at 49-50.

The petitioner here, Stop the Beach Renourishment, Inc., is a nonprofit corporation formed by people who own beachfront property bordering the project area (we shall refer to them as the Members). It brought an administrative challenge to the proposed project, see *id.*, at 10-26, which was unsuccessful; the Department approved the permits. Petitioner then challenged that action in state court under the Florida Administrative Procedure Act, *Fla. Stat. § 120.68* (2007). The District Court of Appeal for the First District concluded that, contrary to the Act's preservation of "all common-law riparian rights," the order had eliminated two of the Members' littoral rights: (1) the right to receive accretions to their property; and (2) the right to have the contact of their property with the water remain intact. *Save Our Beaches, Inc. v. Florida Dept. of Environmental Protection*, 27 So.3d 48, 57 (2006). This, it believed, would be an unconstitutional taking, which would "unreasonably infringe on riparian rights," and therefore require the showing under *Fla. Admin. Code Rule 18-21.004*(3)(b) that the local governments owned or had a property interest in the upland property. It set aside the Department's final order approving the permits and remanded for that showing to be made. 27 So.3d, at 60. It also certified to the Florida Supreme Court the following question (as rephrased by the latter court):

"On its face, does the Beach and Shore Preservation Act unconstitutionally deprive upland owners of littoral rights without just compensation?" ^{FN3} 998 So.2d, at 1105 (footnotes omitted).

^{FN3}. The Florida Supreme Court seemingly took the question to refer to constitutionality under the Florida Constitution, which contains a clause similar to the Takings Clause of

the Federal Constitution. Compare *Fla. Const., Art. X, § 6, cl. (a)*, with U.S. Const., Amdt. 5.

The Florida Supreme Court answered the certified question in the negative, and quashed the First District's remand. *Id.*, at 1121. It faulted the Court of Appeal for not considering the doctrine of avulsion, which it concluded permitted the State to reclaim the restored beach on behalf of the public. *Id.*, at 1116-1118. It described the right to accretions as a future contingent interest, not a vested property right, and held that there is no littoral right to contact with the water independent of the littoral right of access, which the Act does not infringe. *Id.*, at 1112, 1119-1120. Petitioner sought rehearing on the ground that the Florida Supreme Court's decision itself effected a taking of the Members' littoral rights contrary to the Fifth and Fourteenth Amendments to the Federal Constitution.^{FN4} The request *2601 for rehearing was denied. We granted certiorari, 557 U.S. ----, 129 S.Ct. 2792, 174 L.Ed.2d 290 (2009).

^{FN4}. We ordinarily do not consider an issue first presented to a state court in a petition for rehearing if the state court did not address it. See *Adams v. Robertson*, 520 U.S. 83, 89, n. 3, 117 S.Ct. 1028, 137 L.Ed.2d 203 (1997) (*per curiam*). But where the state-court decision itself is claimed to constitute a violation of federal law, the state court's refusal to address that claim put forward in a petition for rehearing will not bar our review. See *Brinkerhoff-Faris Trust & Sav. Co. v. Hill*, 281 U.S. 673, 677-678, 50 S.Ct. 451, 74 L.Ed. 1107 (1930).

II

A

Before coming to the parties' arguments in the present case, we discuss some general principles of our takings jurisprudence. The Takings Clause—"nor shall private property be taken for public use, without just compensation," U.S. Const., Amdt. 5—applies as fully to the taking of a landowner's riparian rights as it does to the taking of an estate in land.^{FN5} See *Yates v. Milwaukee*, 10 Wall. 497, 504, 19 L.Ed. 984 (1871). Moreover, though the classic taking is a transfer of property to the State or to another private party by eminent domain, the Takings Clause applies to other state actions that achieve the same thing. Thus, when

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the government uses its own property in such a way that it destroys private property, it has taken that property. See *United States v. Causby*, 328 U.S. 256, 261-262, 66 S.Ct. 1062, 90 L.Ed. 1206 (1946); *Pumpelly v. Green Bay Co.*, 13 Wall. 166, 177-178, 20 L.Ed. 557 (1872). Similarly, our doctrine of regulatory takings “aims to identify regulatory actions that are functionally equivalent to the classic taking.” *Lingle v. Chevron U.S.A. Inc.*, 544 U.S. 528, 539, 125 S.Ct. 2074, 161 L.Ed.2d 876 (2005). Thus, it is a taking when a state regulation forces a property owner to submit to a permanent physical occupation, *Loretto v. Teleprompter Manhattan CATV Corp.*, 458 U.S. 419, 425-426, 102 S.Ct. 3164, 73 L.Ed.2d 868 (1982), or deprives him of all economically beneficial use of his property, *Lucas v. South Carolina Coastal Council*, 505 U.S. 1003, 1019, 112 S.Ct. 2886, 120 L.Ed.2d 798 (1992). Finally (and here we approach the situation before us), States effect a taking if they recharacterize as public property what was previously private property. See *Webb's Fabulous Pharmacies, Inc. v. Beckwith*, 449 U.S. 155, 163-165, 101 S.Ct. 446, 66 L.Ed.2d 358 (1980).

FN5. We thus need not resolve whether the right of accretion is an easement, as petitioner claims, or, as Florida claims, a contingent future interest.

The Takings Clause (unlike, for instance, the Ex Post Facto Clauses, see Art. I, § 9, cl. 3; § 10, cl. 1) is not addressed to the action of a specific branch or branches. It is concerned simply with the act, and not with the governmental actor (“nor shall private property *be taken*” (emphasis added)). There is no textual justification for saying that the existence or the scope of a State's power to expropriate private property without just compensation varies according to the branch of government effecting the expropriation. Nor does common sense recommend such a principle. It would be absurd to allow a State to do by judicial decree what the Takings Clause forbids it to do by legislative fiat. See *Stevens v. Cannon Beach*, 510 U.S. 1207, 1211-1212, 114 S.Ct. 1332, 127 L.Ed.2d 679 (1994) (SCALIA, J., dissenting from denial of certiorari).

Our precedents provide no support for the proposition that takings effected by the judicial branch are entitled to special treatment, and in fact suggest the contrary.***2602** *PruneYard Shopping Center v. Rob-*

ins, 447 U.S. 74, 100 S.Ct. 2035, 64 L.Ed.2d 741 (1980), involved a decision of the California Supreme Court overruling one of its prior decisions which had held that the California Constitution's guarantees of freedom of speech and of the press, and of the right to petition the government, did not require the owner of private property to accord those rights on his premises. The appellants, owners of a shopping center, contended that their private property rights could not “be denied by invocation of a state constitutional provision or by judicial reconstruction of a State's laws of private property,” *id.*, at 79, 100 S.Ct. 2035 (emphasis added). We held that there had been no taking, citing cases involving legislative and executive takings, and applying standard Takings Clause analysis. See *id.*, at 82-84, 100 S.Ct. 2035. We treated the California Supreme Court's application of the constitutional provisions as a regulation of the use of private property, and evaluated whether that regulation violated the property owners' “right to exclude others,” *id.*, at 80, 100 S.Ct. 2035 (internal quotation marks omitted). Our opinion addressed only the claimed taking by the constitutional provision. Its failure to speak separately to the claimed taking by “judicial reconstruction of a State's laws of private property” certainly does not suggest that a taking by judicial action cannot occur, and arguably suggests that the same analysis applicable to taking by constitutional provision would apply.

* * * *

IV

We come at last to petitioner's takings attack on the decision below. At the outset, respondents raise two preliminary points which need not detain us long. The city and the county argue that petitioner cannot state a cause of action for a taking because, though the Members own private property, petitioner itself does not; and that the claim is unripe because petitioner has not sought just compensation. Neither objection appeared in the briefs in opposition to the petition for writ of certiorari, and since neither is jurisdictional,^{FN10} we deem both waived. See this Court's Rule 15.2; cf. *Oklahoma City v. Tuttle*, 471 U.S. 808, 815-816, 105 S.Ct. 2427, 85 L.Ed.2d 791 (1985).

FN10. Petitioner meets the two requirements necessary for an association to assert the Article III standing of its Members. See *Food and Commercial Workers v. Brown Group, Inc.*, 517 U.S. 544, 555-557, 116 S.Ct. 1529,

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[134 L.Ed.2d 758 \(1996\)](#). And the claim here is ripe insofar as Article III standing is concerned, since (accepting petitioner's version of Florida law as true) petitioner has been deprived of property.

Petitioner argues that the Florida Supreme Court took two of the property rights of the Members by declaring that those rights did not exist: the right to accretions, and the right to have littoral property touch the water (which petitioner distinguishes from the mere right of access to the water).^{FN11} Under petitioner's theory, *2611 because no prior Florida decision had said that the State's filling of submerged tidal lands could have the effect of depriving a littoral owner of contact with the water and denying him future accretions, the Florida Supreme Court's judgment in the present case abolished those two easements to which littoral property owners had been entitled. This puts the burden on the wrong party. There is no taking unless petitioner can show that, before the Florida Supreme Court's decision, littoral-property owners had rights to future accretions and contact with the water superior to the State's right to fill in its submerged land. Though some may think the question close, in our view the showing cannot be made.

^{FN11}. Petitioner raises two other claims that we do not directly address. First, petitioner tries to revive its challenge to the beach restoration project, contending that it (rather than the Florida Supreme Court's opinion) constitutes a taking. Petitioner's arguments on this score are simply versions of two arguments it makes against the Florida Supreme Court's opinion: that the Department has replaced the Members' littoral property rights with versions that are inferior because statutory; and that the Members previously had the right to have their property contact the water. We reject both, *infra*, at 2612 - 2613, and n. 12. Second, petitioner attempts to raise a challenge to the Act as a deprivation of property without due process. Petitioner did not raise this challenge before the Florida Supreme Court, and only obliquely raised it in the petition for certiorari. We therefore do not reach it. See [Adams](#), 520 U.S., at 86-87, 117 S.Ct. 1028.

^{[16][17]} Two core principles of Florida property law intersect in this case. First, the State as owner of the submerged land adjacent to littoral property has the right to fill that land, so long as it does not interfere with the rights of the public and the rights of littoral landowners. See [Hayes v. Bowman](#), 91 So.2d 795, 799-800 (Fla.1957) (right to fill conveyed by State to private party); [State ex rel. Buford v. Tampa](#), 88 Fla. 196, 210-211, 102 So. 336, 341 (1924) (same). Second, as we described *supra*, at 2598 - 2599, if an avulsion exposes land seaward of littoral property that had previously been submerged, that land belongs to the State even if it interrupts the littoral owner's contact with the water. See [Bryant](#), 238 So.2d, at 837, 838-839. The issue here is whether there is an exception to this rule when the State is the cause of the avulsion. Prior law suggests there is not. In [Martin v. Busch](#), 93 Fla. 535, 112 So. 274 (1927), the Florida Supreme Court held that when the State drained water from a lakebed belonging to the State, causing land that was formerly below the mean high-water line to become dry land, that land continued to belong to the State. *Id.*, at 574, 112 So., at 287; see also [Bryant](#), *supra*, at 838-839 (analogizing the situation in [Martin](#) to an avulsion). “ ‘The riparian rights doctrine of accretion and reliction,’ ” the Florida Supreme Court later explained, “ ‘does not apply to such lands.’ ” [Bryant](#), *supra*, at 839 (quoting [Martin](#), *supra*, at 578, 112 So., at 288 (Brown, J., concurring)). This is not surprising, as there can be no accretions to land that no longer abuts the water.

Thus, Florida law as it stood before the decision below allowed the State to fill in its own seabed, and the resulting sudden exposure of previously submerged land was treated like an avulsion for purposes of ownership. The right to accretions was therefore subordinate to the State's right to fill. [Thiesen v. Gulf, Florida & Alabama R. Co.](#) suggests the same result. That case involved a claim by a riparian landowner that a railroad's state-authorized filling of submerged land and construction of tracks upon it interfered with the riparian landowners' rights to access and to wharf out to a shipping channel. The Florida Supreme Court determined that the claimed right to wharf out did not exist in Florida, and that therefore only the right of access was compensable. [75 Fla.](#), at 58-65, [78 So.](#), at 501-503. Significantly, although the court recognized that the riparian-property owners had rights to accretion, see *2612 *id.*, at 64-65, [78 So.](#), at 502-503, the only rights it even suggested would be infringed by the railroad were the right of access (which the plaintiff

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had claimed) and the rights of view and use of the water (which it seems the plaintiff had not claimed), see *id.*, at 58-59, 78, 78 So., at 501, 507.

The Florida Supreme Court decision before us is consistent with these background principles of state property law. Cf. *Lucas*, 505 U.S., at 1028-1029, 112 S.Ct. 2886; *Scranton v. Wheeler*, 179 U.S. 141, 163, 21 S.Ct. 48, 45 L.Ed. 126 (1900). It did not abolish the Members' right to future accretions, but merely held that the right was not implicated by the beach-restoration project, because the doctrine of avulsion applied. See 998 So.2d, at 1117, 1120-1121. The Florida Supreme Court's opinion describes beach restoration as the reclamation by the State of the public's land, just as *Martin* had described the lake drainage in that case. Although the opinion does not cite *Martin* and is not always clear on this point, it suffices that its characterization of the littoral right to accretion is consistent with *Martin* and the other relevant principles of Florida law we have discussed.

What we have said shows that the rule of *Sand Key*, which petitioner repeatedly invokes, is inapposite. There the Florida Supreme Court held that an artificial accretion does not change the right of a littoral-property owner to claim the accreted land as his own (as long as the owner did not cause the accretion himself). 512 So.2d, at 937-938. The reason *Martin* did not apply, *Sand Key* explained, is that the drainage that had occurred in *Martin* did not lower the water level by " 'imperceptible degrees,' " and so did not qualify as an accretion. 512 So.2d, at 940-941.

The result under Florida law may seem counter-intuitive. After all, the Members' property has been deprived of its character (and value) as oceanfront property by the State's artificial creation of an avulsion. Perhaps state-created avulsions ought to be treated differently from other avulsions insofar as the property right to accretion is concerned. But nothing in prior Florida law makes such a distinction, and *Martin* suggests, if it does not indeed hold, the contrary. Even if there might be different interpretations of *Martin* and other Florida property-law cases that would prevent this arguably odd result, we are not free to adopt them. The Takings Clause only protects property rights as they are established under state law, not as they might have been established or ought to have been established. We cannot say that the Florida Supreme Court's decision eliminated a right of accre-

tion established under Florida law.

Petitioner also contends that the State took the Members' littoral right to have their property continually maintain contact with the water. To be clear, petitioner does not allege that the State relocated the property line, as would have happened if the erosion-control line were *landward* of the old mean high-water line (instead of identical to it). Petitioner argues instead that the Members have a separate right for the boundary of their property to be always the mean high-water line. Petitioner points to dicta in *Sand Key* that refers to "the right to have the property's contact with the water remain intact," 512 So.2d, at 936. Even there, the right was included in the definition of the right to access, *ibid.*, which is consistent with the Florida Supreme Court's later description that "there is no independent right of contact with the water" but it "exists to preserve the upland owner's core littoral right of access to the water," 998 So.2d, at 1119. Petitioner's expansive interpretation of the dictum in *Sand Key* would cause it to contradict the clear Florida law governing *2613 avulsion. One cannot say that the Florida Supreme Court contravened established property law by rejecting it.^{FN12}

^{FN12.} Petitioner also argues that the Members' other littoral rights have been infringed because the Act replaces their common-law rights with inferior statutory versions. Petitioner has not established that the statutory versions are inferior; and whether the source of a property right is the common law or a statute makes no difference, so long as the property owner continues to have what he previously had.

V

Because the Florida Supreme Court's decision did not contravene the established property rights of petitioner's Members, Florida has not violated the Fifth and Fourteenth Amendments. The judgment of the Florida Supreme Court is therefore affirmed.

It is so ordered.

Justice STEVENS took no part in the decision of this case.

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Justice [KENNEDY](#), with whom Justice [SOTO-MAYOR](#) joins, concurring in part and concurring in the judgment.

The Court's analysis of the principles that control ownership of the land in question, and of the rights of petitioner's members as adjacent owners, is correct in my view, leading to my joining Parts I, IV, and V of the Court's opinion. As Justice BREYER observes, however, this case does not require the Court to determine whether, or when, a judicial decision determining the rights of property owners can violate the Takings Clause of the Fifth Amendment of the United States Constitution. This separate opinion notes certain difficulties that should be considered before accepting the theory that a judicial decision that eliminates an "established property right," *ante*, at 2608, constitutes a violation of the Takings Clause.

The Takings Clause is an essential part of the constitutional structure, for it protects private property from expropriation without just compensation; and the right to own and hold property is necessary to the exercise and preservation of freedom. The right to retain property without the fact or even the threat of that sort of expropriation is, of course, applicable to the States under the Due Process Clause of the Fourteenth Amendment. [Chicago, B. & O. R. Co. v. Chicago](#), 166 U.S. 226, 239, 17 S.Ct. 581, 41 L.Ed. 979 (1897).

The right of the property owner is subject, however, to the rule that the government does have power to take property for a public use, provided that it pays just compensation. See [First English Evangelical Lutheran Church of Glendale v. County of Los Angeles](#), 482 U.S. 304, 314-315, 107 S.Ct. 2378, 96 L.Ed.2d 250 (1987). This is a vast governmental power. And typically, legislative bodies grant substantial discretion to executive officers to decide what property can be taken for authorized projects and uses. As a result, if an authorized executive agency or official decides that Blackacre is the right place for a fire station or Greenacre is the best spot for a freeway interchange, then the weight and authority of the State are used to take the property, even against the wishes of the owner, who must be satisfied with just compensation.

In the exercise of their duty to protect the fisc, both the legislative and executive branches monitor, or

should monitor, the exercise of this substantial power. Those branches are accountable in their political capacity for the proper discharge of this obligation.

To enable officials to better exercise this great power in a responsible way, some States allow their officials to take a second *2614 look after property has been condemned and a jury returns a verdict setting the amount of just compensation. See, *e.g.*, Cal.Civ.Proc.Code Ann. § 1268.510 (2007). If the condemning authority, usually acting through the executive, deems the compensation too high to pay for the project, it can decide not to take the property at all. The landowner is reimbursed for certain costs and expenses of litigation and the property remains in his or her hands. See, *e.g.*, § 1268.610(a).

This is just one aspect of the exercise of the power to select what property to condemn and the responsibility to ensure that the taking makes financial sense from the State's point of view. And, as a matter of custom and practice, these are matters for the political branches—the legislature and the executive—not the courts. See [First English, supra](#), at 321, 107 S.Ct. 2378 (“[T]he decision to exercise the power of eminent domain is a legislative function”).

If a judicial decision, as opposed to an act of the executive or the legislature, eliminates an established property right, the judgment could be set aside as a deprivation of property without due process of law. The Due Process Clause, in both its substantive and procedural aspects, is a central limitation upon the exercise of judicial power. And this Court has long recognized that property regulations can be invalidated under the Due Process Clause. See, *e.g.*, [Lingle v. Chevron U.S.A. Inc.](#), 544 U.S. 528, 542, 125 S.Ct. 2074, 161 L.Ed.2d 876 (2005); [Goldblatt v. Hempstead](#), 369 U.S. 590, 591, 592-593, 82 S.Ct. 987, 8 L.Ed.2d 130 (1962); [Demorest v. City Bank Farmers Trust Co.](#), 321 U.S. 36, 42-43, 64 S.Ct. 384, 88 L.Ed. 526 (1944); [Broad River Power Co. v. South Carolina ex rel. Daniel](#), 281 U.S. 537, 539, 540-541, 50 S.Ct. 401, 74 L.Ed. 1023 (1930); [Washington ex rel. Seattle Title Trust Co. v. Roberge](#), 278 U.S. 116, 121, 49 S.Ct. 50, 73 L.Ed. 210 (1928); [Nectow v. Cambridge](#), 277 U.S. 183, 188, 48 S.Ct. 447, 72 L.Ed. 842 (1928); [Village of Euclid v. Ambler Realty Co.](#), 272 U.S. 365, 395, 47 S.Ct. 114, 71 L.Ed. 303 (1926); see also [Pennsylvania Coal Co. v. Mahon](#), 260 U.S. 393, 413, 43 S.Ct. 158, 67 L.Ed. 322 (1922) (there must be

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limits on government's ability to diminish property values by regulation "or the contract and due process clauses are gone"). It is thus natural to read the Due Process Clause as limiting the power of courts to eliminate or change established property rights.

The Takings Clause also protects property rights, and it "operates as a conditional limitation, permitting the government to do what it wants so long as it pays the charge." *Eastern Enterprises v. Apfel*, 524 U.S. 498, 545, 118 S.Ct. 2131, 141 L.Ed.2d 451 (1998) (KENNEDY, J., concurring in judgment and dissenting in part). Unlike the Due Process Clause, therefore, the Takings Clause implicitly recognizes a governmental power while placing limits upon that power. Thus, if the Court were to hold that a judicial taking exists, it would presuppose that a judicial decision eliminating established property rights is "otherwise constitutional" so long as the State compensates the aggrieved property owners. *Ibid.* There is no clear authority for this proposition.

When courts act without direction from the executive or legislature, they may not have the power to eliminate established property rights by judicial decision. "Given that the constitutionality" of a judicial decision altering property rights "appears to turn on the legitimacy" of whether the court's judgment eliminates or changes established property rights "rather than on the availability of compensation, ... the more appropriate constitutional analysis arises under general due process principles rather than under the Takings *2615 Clause." *Ibid.* Courts, unlike the executive or legislature, are not designed to make policy decisions about "the need for, and likely effectiveness of, regulatory actions." *Lingle, supra*, at 545, 125 S.Ct. 2074. State courts generally operate under a common-law tradition that allows for incremental modifications to property law, but "this tradition cannot justify a *carte blanche* judicial authority to change property definitions wholly free of constitutional limitations." Walston, *The Constitution and Property: Due Process, Regulatory Takings, and Judicial Takings*, 2001 Utah L.Rev. 379, 435.

The Court would be on strong footing in ruling that a judicial decision that eliminates or substantially changes established property rights, which are a legitimate expectation of the owner, is "arbitrary or irrational" under the Due Process Clause. *Lingle*, 544 U.S., at 542, 125 S.Ct. 2074; see *id.*, at 548-549, 125

S.Ct. 2074 (KENNEDY, J., concurring); see also *Perry v. Sindermann*, 408 U.S. 593, 601, 92 S.Ct. 2694, 33 L.Ed.2d 570 (1972) (" '[P]roperty' " interests protected by the Due Process Clauses are those "that are secured by 'existing rules or understandings' " (quoting *Board of Regents of State Colleges v. Roth*, 408 U.S. 564, 577, 92 S.Ct. 2701, 33 L.Ed.2d 548 (1972))). Thus, without a judicial takings doctrine, the Due Process Clause would likely prevent a State from doing "by judicial decree what the Takings Clause forbids it to do by legislative fiat." *Ante*, at 2601. The objection that a due process claim might involve close questions concerning whether a judicial decree extends beyond what owners might have expected is not a sound argument; for the same close questions would arise with respect to whether a judicial decision is a taking. See *Apfel, supra*, at 541, 118 S.Ct. 2131 (opinion of KENNEDY, J.) ("Cases attempting to decide when a regulation becomes a taking are among the most litigated and perplexing in current law"); *Penn Central Transp. Co. v. New York City*, 438 U.S. 104, 123, 98 S.Ct. 2646, 57 L.Ed.2d 631 (1978) ("The question of what constitutes a 'taking' for purposes of the Fifth Amendment has proved to be a problem of considerable difficulty").

To announce that courts too can effect a taking when they decide cases involving property rights, would raise certain difficult questions. Since this case does not require those questions to be addressed, in my respectful view, the Court should not reach beyond the necessities of the case to announce a sweeping rule that court decisions can be takings, as that phrase is used in the Takings Clause. The evident reason for recognizing a judicial takings doctrine would be to constrain the power of the judicial branch. Of course, the judiciary must respect private ownership. But were this Court to say that judicial decisions become takings when they overreach, this might give more power to courts, not less.

Consider the instance of litigation between two property owners to determine which one bears the liability and costs when a tree that stands on one property extends its roots in a way that damages adjacent property. See, e.g., *Fancher v. Fagella*, 274 Va. 549, 650 S.E.2d 519 (2007). If a court deems that, in light of increasing urbanization, the former rule for allocation of these costs should be changed, thus shifting the rights of the owners, it may well increase the value of one property and decrease the value of the

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other. This might be the type of incremental modification under state common law that does not violate due process, as owners may reasonably expect or anticipate courts to make certain changes in property law. The usual due process constraint is that courts cannot abandon settled principles. See, e.g., ***2616**[Rogers v. Tennessee](#), 532 U.S. 451, 457, 121 S.Ct. 1693, 149 L.Ed.2d 697 (2001) (citing [Bouie v. City of Columbia](#), 378 U.S. 347, 354, 84 S.Ct. 1697, 12 L.Ed.2d 894 (1964)); [Apfel](#), 524 U.S., at 548-549, 118 S.Ct. 2131 (opinion of KENNEDY, J.); see also [Perry](#), *supra*, at 601, 92 S.Ct. 2694; [Roth](#), *supra*, at 577, 92 S.Ct. 2701.

But if the state court were deemed to be exercising the power to take property, that constraint would be removed. Because the State would be bound to pay owners for takings caused by a judicial decision, it is conceivable that some judges might decide that enacting a sweeping new rule to adjust the rights of property owners in the context of changing social needs is a good idea. Knowing that the resulting ruling would be a taking, the courts could go ahead with their project, free from constraints that would otherwise confine their power. The resulting judgment as between the property owners likely could not be set aside by some later enactment. See [Plaut v. Spendthrift Farm, Inc.](#), 514 U.S. 211, 217, 115 S.Ct. 1447, 131 L.Ed.2d 328 (1995) (leaving open whether legislation reopening final judgments violates Due Process Clause). And if the litigation were a class action to decide, for instance, whether there are public rights of access that diminish the rights of private ownership, a State might find itself obligated to pay a substantial judgment for the judicial ruling. Even if the legislature were to subsequently rescind the judicial decision by statute, the State would still have to pay just compensation for the temporary taking that occurred from the time of the judicial decision to the time of the statutory fix. See [First English](#), 482 U.S., at 321, 107 S.Ct. 2378.

The idea, then, that a judicial takings doctrine would constrain judges might just well have the opposite effect. It would give judges new power and new assurance that changes in property rights that are beneficial, or thought to be so, are fair and proper because just compensation will be paid. The judiciary historically has not had the right or responsibility to say what property should or should not be taken.

Indeed, it is unclear whether the Takings Clause was understood, as a historical matter, to apply to judicial decisions. The Framers most likely viewed this Clause as applying only to physical appropriation pursuant to the power of eminent domain. See [Lucas v. South Carolina Coastal Council](#), 505 U.S. 1003, 1028, n. 15, 112 S.Ct. 2886, 120 L.Ed.2d 798 (1992). And it appears these physical appropriations were traditionally made by legislatures. See 3 J. Story, Commentaries on the Constitution of the United States § 1784, p. 661 (1833). Courts, on the other hand, lacked the power of eminent domain. See 1 W. Blackstone, Commentaries 135 (W. Lewis ed. 1897). The Court's Takings Clause jurisprudence has expanded beyond the Framers' understanding, as it now applies to certain regulations that are not physical appropriations. See [Lucas](#), *supra*, at 1014, 112 S.Ct. 2886 (citing [Mahon](#), 260 U.S. 393, 43 S.Ct. 158, 67 L.Ed. 322). But the Court should consider with care the decision to extend the Takings Clause in a manner that might be inconsistent with historical practice.

There are two additional practical considerations that the Court would need to address before recognizing judicial takings. First, it may be unclear in certain situations how a party should properly raise a judicial takings claim. "[I]t is important to separate out two judicial actions—the decision to change current property rules in a way that would constitute a taking, and the decision to require compensation." Thompson, [Judicial Takings](#), 76 Va. L.Rev. 1449, 1515 (1990). In some contexts, these issues could arise ***2617** separately. For instance, assume that a state-court opinion explicitly holds that it is changing state property law, or that it asserts that is not changing the law but there is no "fair or substantial basis" for this statement. [Broad River](#), 281 U.S., at 540, 50 S.Ct. 401. (Most of these cases may arise in the latter posture, like inverse condemnation claims where the State says it is not taking property and pays no compensation.) Call this Case A. The only issue in Case A was determining the substance of state property law. It is doubtful that parties would raise a judicial takings claim on appeal, or in a petition for a writ of certiorari, in Case A, as the issue would not have been litigated below. Rather, the party may file a separate lawsuit—Case B—arguing that a taking occurred in light of the change in property law made by Case A. After all, until the state court in Case A changes the law, the party will not know if his or her property rights will have been eliminated. So res judicata probably would not bar the party from litigating the takings issue in Case B.

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Second, it is unclear what remedy a reviewing court could enter after finding a judicial taking. It appears under our precedents that a party who suffers a taking is only entitled to damages, not equitable relief: The Court has said that “[e]quitable relief is not available to enjoin an alleged taking of private property for a public use ... when a suit for compensation can be brought against the sovereign subsequent to the taking,” *Ruckelshaus v. Monsanto Co.*, 467 U.S. 986, 1016, 104 S.Ct. 2862, 81 L.Ed.2d 815 (1984), and the Court subsequently held that the Takings Clause requires the availability of a suit for compensation against the States, *First English, supra*, at 321-322, 107 S.Ct. 2378. It makes perfect sense that the remedy for a Takings Clause violation is only damages, as the Clause “does not proscribe the taking of property; it proscribes taking without just compensation.” *Williamson County Regional Planning Comm’n v. Hamilton Bank of Johnson City*, 473 U.S. 172, 194, 105 S.Ct. 3108, 87 L.Ed.2d 126 (1985).

It is thus questionable whether reviewing courts could invalidate judicial decisions deemed to be judicial takings; they may only be able to order just compensation. In the posture discussed above where Case A changes the law and Case B addresses whether that change is a taking, it is not clear how the Court, in Case B, could invalidate the holding of Case A. If a single case were to properly address both a state court's change in the law and whether the change was a taking, the Court might be able to give the state court a choice on how to proceed if there were a judicial taking. The Court might be able to remand and let the state court determine whether it wants to insist on changing its property law and paying just compensation or to rescind its holding that changed the law. Cf. *First English*, 482 U.S., at 321, 107 S.Ct. 2378 (“Once a court determines that a taking has occurred, the government retains the whole range of options already available—amendment of the regulation, withdrawal of the invalidated regulation, or exercise of eminent domain”). But that decision would rest with the state court, not this Court; so the state court could still force the State to pay just compensation. And even if the state court decided to rescind its decision that changed the law, a temporary taking would have occurred in the interim. See *ibid.*

These difficult issues are some of the reasons why the Court should not reach beyond the necessities of

the case to recognize a judicial takings doctrine. It is not wise, from an institutional standpoint, to reach out and decide questions that have not been discussed at much length by *2618 courts and commentators. This Court's dicta in *Williamson County, supra*, at 194-197, 105 S.Ct. 3108, regarding when regulatory takings claims become ripe, explains why federal courts have not been able to provide much analysis on the issue of judicial takings. See *San Remo Hotel, L.P. v. City and County of San Francisco*, 545 U.S. 323, 351, 125 S.Ct. 2491, 162 L.Ed.2d 315 (2005) (Rehnquist, C.J., concurring in judgment) (“*Williamson County's* state-litigation rule has created some real anomalies, justifying our revisiting the issue”). Until *Williamson County* is reconsidered, litigants will have to press most of their judicial takings claims before state courts, which are “presumptively competent ... to adjudicate claims arising under the laws of the United States.” *Tafflin v. Levitt*, 493 U.S. 455, 458, 110 S.Ct. 792, 107 L.Ed.2d 887 (1990). If and when future cases show that the usual principles, including constitutional principles that constrain the judiciary like due process, are somehow inadequate to protect property owners, then the question whether a judicial decision can effect a taking would be properly presented. In the meantime, it seems appropriate to recognize that the substantial power to decide whose property to take and when to take it should be conceived of as a power vested in the political branches and subject to political control.

Justice [BREYER](#), with whom Justice [GINSBURG](#) joins, concurring in part and concurring in the judgment.

I agree that no unconstitutional taking of property occurred in this case, and I therefore join Parts I, IV, and V of today's opinion. I cannot join Parts II and III, however, for in those Parts the plurality unnecessarily addresses questions of constitutional law that are better left for another day.

In Part II of its opinion, see *ante*, at 2601 - 2602, the plurality concludes that courts, including federal courts, may review the private property law decisions of state courts to determine whether the decisions unconstitutionally take “private property” for “public use without just compensation.” U.S. Const., Amdt. 5. And in doing so it finds “irrelevant” that the “particular state actor” that takes private property (or unconstitutionally redefines state property law) is the judicial branch, rather than the executive or legislative

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branch. *Ante*, at 2602; cf. [Hughes v. Washington](#), 389 U.S. 290, 296-298, 88 S.Ct. 438, 19 L.Ed.2d 530 (1967) (Stewart, J., concurring).

In Part III, the plurality determines that it is “not obviously appropriate” to apply this Court’s “‘fair and substantial basis’” test, familiar from our adequate and independent state ground jurisprudence, when evaluating whether a state-court property decision enacts an unconstitutional taking. *Ante*, at 2608. The plurality further concludes that a state-court decision violates the Takings Clause not when the decision is “unpredictable” on the basis of prior law, but rather when the decision takes private property rights that are “established.” *Ante*, at 2609 - 2610. And finally, it concludes that all those affected by a state-court property law decision can raise a takings claim in federal court, *but for* the losing party in the initial state-court proceeding, who can only raise her claim (possibly for the first time) in a petition for a writ of certiorari here. *Ante*, at 2609 - 2610.

I do not claim that all of these conclusions are unsound. I do not know. But I do know that, if we were to express our views on these questions, we would invite a host of federal takings claims without the mature consideration of potential procedural or substantive legal principles that might limit federal interference in matters *2619 that are primarily the subject of state law. Property owners litigate many thousands of cases involving state property law in state courts each year. Each state-court property decision may further affect numerous nonparty property owners as well. Losing parties in many state-court cases may well believe that erroneous judicial decisions have deprived them of property rights they previously held and may consequently bring federal takings claims. And a glance at Part IV makes clear that such cases can involve state property law issues of considerable complexity. Hence, the approach the plurality would take today threatens to open the federal court doors to constitutional review of many, perhaps large numbers of, state-law cases in an area of law familiar to state, but not federal, judges. And the failure of that approach to set forth procedural limitations or canons of deference would create the distinct possibility that federal judges would play a major role in the shaping of a matter of significant state interest-state property law.

The plurality criticizes me for my cautious ap-

proach, and states that I “cannot decide that petitioner’s claim fails without first deciding what a valid claim would consist of.” *Ante*, at 2604. But, of course, courts frequently find it possible to resolve cases—even those raising constitutional questions—without specifying the precise standard under which a party wins or loses. See, e.g., [Smith v. Spisak](#), 558 U.S. ----, ----, 130 S.Ct. 676, 688, --- L.Ed.2d ---- (2010) (“With or without such deference, our conclusion is the same”); [Quilloin v. Walcott](#), 434 U.S. 246, 256, 98 S.Ct. 549, 54 L.Ed.2d 511 (1978) (rejecting an equal protection claim “[u]nder any standard of review”); [Mercer v. Theriot](#), 377 U.S. 152, 156, 84 S.Ct. 1157, 12 L.Ed.2d 206 (1964) (*per curiam*) (finding evidence sufficient to support a verdict “under any standard”). That is simply what I would do here.

In the past, Members of this Court have warned us that, when faced with difficult constitutional questions, we should “confine ourselves to deciding only what is necessary to the disposition of the immediate case.” [Whitehouse v. Illinois Central R. Co.](#), 349 U.S. 366, 373, 75 S.Ct. 845, 99 L.Ed. 1155 (1955); see also [Lyng v. Northwest Indian Cemetery Protective Assn.](#), 485 U.S. 439, 445, 108 S.Ct. 1319, 99 L.Ed.2d 534 (1988) (“A fundamental and longstanding principle of judicial restraint requires that courts avoid reaching constitutional questions in advance of the necessity of deciding them”); [Ashwander v. TVA](#), 297 U.S. 288, 346-347, 56 S.Ct. 466, 80 L.Ed. 688 (1936) (Brandeis, J., concurring) (“The Court will not anticipate a question of constitutional law in advance of the necessity of deciding it. It is not the habit of the Court to decide questions of a constitutional nature unless absolutely necessary to a decision of the case” (citations and internal quotation marks omitted)). I heed this advice here. There is no need now to decide more than what the Court decides in Parts IV and V, namely, that the Florida Supreme Court’s decision in this case did not amount to a “judicial taking.”