

land trusts for business asset

Land Trusts for Business Asset: Unlocking Privacy and Protection in Commercial Real Estate

Land trusts for business asset ownership have become an increasingly popular tool for entrepreneurs and companies looking to secure their commercial real estate investments while maintaining privacy and flexibility. If you've ever wondered how businesses can shield valuable properties from public scrutiny or streamline ownership management, understanding land trusts could be a game-changer. This article dives deep into what land trusts are, how they work in the context of business assets, and why they might be the right strategy for your commercial holdings.

What Are Land Trusts and How Do They Apply to Business Assets?

At its core, a land trust is a legal arrangement where the title to real property is transferred to a trustee, who holds it on behalf of a beneficiary—usually the individual or entity that retains the rights to use and enjoy the property. While land trusts have traditionally been associated with residential real estate, their applicability to business assets, especially commercial properties, is increasingly recognized.

When a business places a property into a land trust, the company (or an individual acting on its behalf) becomes the beneficiary, maintaining control over decisions and profits while the trustee holds legal title. This separation between legal ownership and beneficial interest creates a layer of privacy and can simplify transactions involving the asset.

Why Choose a Land Trust for Your Business Assets?

There are several compelling reasons why businesses might opt for a land trust structure:

- **Privacy and Confidentiality:** Land trusts allow the beneficiary's identity to remain confidential. This is particularly valuable for companies that want to avoid public listings of property ownership, reducing exposure to competitors or unwanted attention.
- **Asset Protection:** By separating ownership, land trusts can help shield assets from liens, judgments, or claims related to the business or its owners, especially when combined with other legal structures.
- **Simplified Transfer of Ownership:** Transferring the beneficial interest in a land trust can be done without recording new deeds, offering a more seamless way to buy, sell, or transfer business assets.

- **Estate and Succession Planning:** For family businesses or partnerships, land trusts facilitate smoother transitions by allowing interests to pass without triggering probate or public records.

How Does a Land Trust Function in a Business Context?

In a typical land trust setup, the business establishes a trust agreement with a trustee—this could be an individual or a corporate trustee—and transfers the title of the property into the trust. The business becomes the beneficiary, holding all equitable rights to the property, such as collecting rents, managing leases, and deciding on sales or development.

Since the trustee's name appears on the public record as the owner, the actual beneficiary's identity remains shielded. This setup can be especially useful for businesses operating in competitive markets or those aiming to reduce the risk of unwanted lawsuits targeting their real estate holdings directly.

Key Components of a Business Land Trust

- **Trust Agreement:** This document outlines the roles, powers, and responsibilities of the trustee and beneficiary. It governs the management and disposition of the property.
- **Trustee:** Holds legal title and acts on behalf of the beneficiary, following the terms of the trust agreement.
- **Beneficiary:** The business entity that enjoys the benefits of ownership without appearing on public records.
- **Property:** The business asset, often commercial real estate such as office buildings, warehouses, or retail spaces.

Benefits of Using Land Trusts for Commercial Real Estate Assets

Leveraging land trusts for business assets unlocks several advantages that can impact both operational efficiency and strategic planning.

Enhanced Privacy in Competitive Markets

For companies that want to keep their property holdings discreet, land trusts serve as a veil. Since the trustee's name is on the public deed, competitors, customers, or even potential litigants cannot easily trace property ownership back to the business. This can be crucial for businesses in sensitive industries or those expanding aggressively.

Streamlined Transactions and Ownership Transfers

Selling or transferring a business property placed in a land trust is often more straightforward. Instead of recording new deeds—a process that can involve fees, delays, and public disclosure—the business can transfer the beneficial interest privately. This reduces administrative burdens and keeps transactions confidential.

Protection from Liens and Judgments

While a land trust is not a foolproof shield against all creditors, it can add a layer of protection by separating the property's legal title from the business's direct ownership. This separation can make it harder for creditors to attach liens or judgments against the real estate, especially when combined with strong operating agreements and entity structures like LLCs.

Facilitating Joint Ventures and Partnerships

Businesses entering joint ventures or partnerships can benefit from land trusts to clearly define ownership interests without exposing each partner's identity or complicating public records. The trust agreement can specify rights, responsibilities, and profit-sharing arrangements, simplifying governance.

Potential Limitations and Considerations

While land trusts offer many benefits, it's essential for businesses to be aware of potential drawbacks or restrictions depending on jurisdiction and specific needs.

State-Specific Laws and Recognition

Not all states recognize land trusts in the same way, and some do not have formal statutes governing them. This means the effectiveness and legal enforceability of a land trust can vary. Businesses should consult with experienced legal counsel familiar with local real estate and trust laws before proceeding.

Not a Complete Asset Protection Solution

A land trust alone may not fully protect assets from all creditor claims or legal liabilities. It works best as part of a broader asset protection strategy involving separate legal entities, insurance, and careful business planning.

Trustee Selection and Management

Choosing the right trustee is critical. Since the trustee holds legal title, they must be trustworthy and capable of managing the property according to the beneficiary's instructions. Businesses sometimes appoint corporate trustees or trusted individuals but should ensure the trust agreement clearly defines the trustee's powers and limits.

How to Set Up a Land Trust for Your Business Asset

Creating a land trust involves several key steps, often tailored to the business's unique goals and the property involved.

1. **Consult a Real Estate Attorney:** Start by engaging an attorney experienced in land trusts and commercial real estate. They can advise on state-specific rules and draft the necessary documents.
2. **Draft the Trust Agreement:** This defines the roles, powers, and rights of the trustee and beneficiary. It should be detailed and clear to avoid future disputes.
3. **Select a Trustee:** Choose a reliable individual or corporate trustee who understands their fiduciary duties.
4. **Transfer Title to the Trustee:** Execute a deed transferring the property into the trust. This step formalizes the trust's ownership.

5. **Manage the Trust:** The beneficiary retains control over property decisions, while the trustee handles legal title matters.

Integrating Land Trusts with Other Business Strategies

Land trusts do not exist in isolation. Savvy business owners often combine them with other legal entities like limited liability companies (LLCs) or corporations to maximize protection and operational benefits. For example, an LLC can be the beneficiary of a land trust, adding an extra layer between the business's operating entity and its real estate holdings.

Additionally, land trusts can complement tax planning and estate strategies, especially for family-owned businesses looking to transfer assets smoothly without public exposure.

Tips for Maximizing the Benefits of Land Trusts

- **Maintain Detailed Records:** Although land trusts keep ownership private, internal documentation is crucial to protect your interests and clarify rights.
- **Regularly Review the Trust Agreement:** Update terms as your business grows or changes to ensure the trust continues to meet your needs.
- **Coordinate with Your Accountant:** Understand any tax implications tied to income, transfers, or sales involving the trust-held property.
- **Use Trusted Professionals:** Work with qualified attorneys, trustees, and financial advisors familiar with land trusts and commercial real estate.

Exploring land trusts for business assets reveals a powerful tool that blends privacy, protection, and flexibility. While not a universal solution, when properly structured, they can provide businesses with a strategic advantage in managing valuable commercial properties. Whether you're a startup acquiring your first office space or an established company expanding your real estate portfolio, understanding land trusts might just add a valuable layer of security to your asset management strategy.

Frequently Asked Questions

What is a land trust for business assets?

A land trust for business assets is a legal arrangement where the ownership of real estate or other land-related assets is held by a trustee on behalf of a business entity, providing privacy, asset protection, and ease of transfer.

How does a land trust benefit business asset management?

A land trust benefits business asset management by offering anonymity of ownership, simplifying the transfer of property interests without public record changes, and protecting assets from liens or judgments against the business owner.

Can a land trust protect business assets from creditors?

Yes, a land trust can provide a level of protection from creditors by separating the legal title of the property from the beneficiary's interest, making it more difficult for creditors to claim the assets directly.

What types of business assets are suitable for inclusion in a land trust?

Real estate properties such as commercial buildings, land parcels, and other immovable assets owned by a business are suitable for inclusion in a land trust to enhance privacy and protection.

How is a land trust different from a traditional business trust?

A land trust specifically holds title to real estate assets and focuses on property management and privacy, while a traditional business trust can hold various types of business assets and is often used for broader business operations and governance.

Are land trusts recognized in all states for business asset protection?

Land trusts are recognized in many states, but not all. Their effectiveness for business asset protection depends on state laws, so it is important to consult local regulations before establishing a land trust.

What are the tax implications of using a land trust for business assets?

Typically, the beneficiary of the land trust reports income and expenses related to the property on their tax returns. The land trust itself is often a pass-through entity, but specific tax treatment can vary and should be reviewed with a tax professional.

How does ownership transfer work within a land trust for business assets?

Ownership transfer is simplified because the trustee holds legal title, and the beneficial interest can be transferred privately through an assignment without recording changes in public records, facilitating confidentiality and ease of transactions.

What are the steps to create a land trust for business assets?

To create a land trust, you need to draft a trust agreement specifying the trustee and beneficiaries, transfer the title of the property to the trustee, and ensure compliance with state laws. Consulting with a legal professional is recommended to ensure proper setup and protection.

Additional Resources

Land Trusts for Business Asset: A Strategic Approach to Asset Protection and Management

Land trusts for business asset ownership have increasingly become a topic of interest among entrepreneurs, real estate investors, and corporate entities seeking innovative methods to secure and manage their property holdings. While traditionally associated with residential real estate and conservation efforts, land trusts are now being explored as a viable tool for businesses aiming to protect their tangible assets, streamline ownership structures, and mitigate risks. This article delves into the multifaceted role of land trusts in the context of business assets, examining their mechanisms, advantages, potential drawbacks, and practical applications.

Understanding Land Trusts and Their Role in Business Asset Management

At its core, a land trust is a legal arrangement in which the ownership of real property is transferred to a trustee, who holds the title for the benefit of one or more beneficiaries. The beneficiaries retain the right to control and manage the property, while the trustee acts as a nominal holder of the title. This structure offers a degree of separation between the actual owner and the public record, which can be particularly advantageous in business contexts.

Unlike conventional ownership models where the property owner's name appears directly on public records, land trusts enable a layer of privacy. This can protect sensitive business assets from unwanted scrutiny, reduce exposure to litigation, and simplify the transfer or sale of interests without cumbersome public processes. For businesses with significant real estate or land holdings, deploying a land trust can be an effective component of a broader asset protection strategy.

Key Features of Land Trusts Relevant to Business Assets

- **Privacy and Confidentiality:** The trustee's name, rather than the beneficiary's, appears in public records, shielding the business entity from direct association with the property.
- **Ease of Transfer:** Interests in the trust can be transferred privately without the need for public deeds, expediting transactions and maintaining confidentiality.
- **Asset Protection:** By separating legal ownership from beneficial interest, land trusts can help insulate assets from certain types of creditor claims or lawsuits.
- **Management Flexibility:** Trustees can be empowered to manage or lease property on behalf of beneficiaries, streamlining operational control.
- **Tax Considerations:** While land trusts themselves are generally transparent for tax purposes, their use in conjunction with other entities (LLCs, corporations) can optimize tax planning.

Comparing Land Trusts to Other Business Asset Holding Structures

When evaluating the suitability of land trusts for business asset management, it is critical to compare them with other popular ownership structures such as Limited Liability Companies (LLCs), partnerships, and traditional corporate holdings.

LLCs are often favored for business asset protection due to their liability shield and flexible management. However, LLC ownership is typically public information, which can expose the business to unwanted attention. In contrast, land trusts provide a layer of anonymity without sacrificing control. That said, land trusts do not inherently offer liability protection—this distinction is crucial. Many businesses combine land trusts with LLCs, using the trust to hold title while the LLC manages operations, thereby leveraging the strengths of both.

Partnerships and corporations offer different benefits, including governance structures and tax treatments, but often lack the privacy advantages of land trusts. Moreover, transferring ownership interests in partnerships or corporations usually involves more complex regulatory requirements and public disclosures.

Advantages of Land Trusts for Business Asset Ownership

- **Confidentiality:** Business owners can shield their identities and strategic holdings from competitors and public records.
- **Simplified Transactions:** Selling or transferring interests in the trust is often less bureaucratic, reducing time and costs.
- **Continuity:** Land trusts can facilitate smoother succession planning by defining beneficiary rights clearly.
- **Protection from Liens and Judgments:** Because the legal owner is the trustee, attaching liens directly to the beneficiary's interest can be more complicated for creditors.
- **Flexibility in Management:** Trustees can act swiftly on behalf of beneficiaries, which is advantageous in dynamic business environments.

Potential Limitations and Legal Considerations

Despite their benefits, land trusts are not without challenges. For example, they do not inherently shield beneficiaries from personal liability related to the property or business operations—additional entities or insurance may be necessary. Furthermore, the effectiveness of a land trust in asset protection can vary significantly depending on state laws, as land trust statutes and recognition differ across jurisdictions.

Another consideration is tax transparency. Land trusts are generally treated as grantor trusts for tax purposes, meaning income and expenses pass through to beneficiaries. This can be advantageous or disadvantageous depending on the business's overall tax strategy.

Additionally, land trusts may not be well-suited for complex ownership involving multiple classes of stakeholders or when substantial financing is involved, as lenders might be hesitant to extend credit to property held in trust due to perceived risks or complications in securing collateral.

Practical Applications of Land Trusts in Business Settings

Land trusts find application in various business scenarios where asset protection, privacy, and operational flexibility are priorities:

Real Estate Investment and Development

Businesses engaged in real estate development or investment often use land trusts to hold title to parcels of land. This approach masks the identity of the investors and developers, mitigating risks from competitor interference or litigation. Moreover, it facilitates the transfer of interests among partners without triggering public records changes.

Commercial Properties and Leasing

Commercial enterprises owning office buildings, retail centers, or industrial sites may place properties in land trusts to separate ownership from business operations. This can enhance leasing negotiations, simplify property management, and protect assets from lawsuits unrelated to real estate.

Family-Owned Business Assets

Family businesses with significant land or property holdings can leverage land trusts to streamline succession planning, maintain privacy, and protect assets from personal liabilities of individual family members involved in operations.

Strategic Asset Protection

Companies operating in litigious industries might employ land trusts as part of a multi-layered asset protection plan, combining trusts with LLCs, insurance, and contractual safeguards to limit exposure in lawsuits or creditor claims.

Future Trends and Evolving Practices

As the business landscape becomes increasingly complex and privacy concerns heighten, land trusts for business asset ownership are expected to gain prominence. Advances in legal frameworks, coupled with growing awareness of asset protection strategies, may lead to more standardized and widely accepted use of land trusts.

Technology also plays a role; with blockchain and digital registries emerging, the traditional advantages of land trusts in privacy and transferability might evolve. Businesses will need to stay informed about regulatory changes and innovations that impact trust structures.

In parallel, the interplay between tax authorities and trust arrangements will likely intensify scrutiny, necessitating careful compliance and strategic planning.

Ultimately, land trusts remain a nuanced but powerful tool in the arsenal of business asset management, offering a blend of privacy, flexibility, and protection that can be tailored to diverse corporate needs. Their integration into broader ownership and operational frameworks requires informed analysis and professional guidance to maximize benefits while mitigating risks.

Land Trusts For Business Asset

land trusts for business asset: Asset Protection for Business Owners and High-Income Earners Alan Northcott, 2009 Congratulations! You have worked hard for many years and own a booming business; or perhaps you are a successful doctor, attorney, CPA, or another high-income earner. Making that money was difficult. Unfortunately, you are on the radar with pending lawsuits from other businesses, employees, business partners, past marriages, relatives, the government, or anyone else who thinks they can reach your assets. With a little knowledge and access to the Internet, anyone can discover a lot of information about you, including: your home, cars, boats, real estate, bank, and investment accounts - essentially everything you own. Lawsuits are rampant in this country. Statistics show there is one attorney in this country for every 300 residents; there are an estimated 150,000 people in law school as we speak. On average, 80,000 lawsuits are filed each day. When you are sued, it is too late to protect your assets. You are exposed. Fortunately, you can act now to protect yourself and family later. In this easy-to-read and comprehensive book, you will learn the simple steps you need to do to protect yourself before there is a problem. The book provides a number of worksheets to help you decide the best plan of action for your financial position and personal needs. You will learn the ins and outs of protecting yourself and your family through legal methods, such as corporations, family limited partnerships and trusts, family saving trusts, offshore trusts corporations, and limited liability companies (LLCs). You will learn how to reposition your assets into legal entities that you control, creating bullet-proof security. You will learn about irrevocable living trusts, creating and maintaining LLCs, equity-stripping techniques, privacy plans, durable power of attorney, bankruptcy legislation, and estate planning for high-income individuals, as well as living, testamentary, and pour-over wills. The trick is to own nothing directly but control everything legally. Once your assets are repositioned and protected, attorneys mostly working on contingency fees are not going to sue you because they have nothing to gain, and since 98 percent of all lawsuits are only about the money, how can they legally take it from you? With the sound guidance in this book, you will be able to protect your hard earned assets. Atlantic Publishing is a small, independent publishing company based in Ocala, Florida. Founded over twenty years ago in the company president's garage, Atlantic Publishing has grown to become a renowned resource for non-fiction books. Today, over 450 titles are in print covering subjects such as small business, healthy living, management, finance, careers, and real estate. Atlantic Publishing prides itself on producing award winning, high-quality manuals that give readers up-to-date, pertinent information, real-world examples, and case studies with expert advice. Every book has resources, contact information, and web sites of the products or companies discussed.

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land trusts for business asset: *Securitization of Financial Assets* Kravitt, 2012-12-18

land trusts for business asset: *Trust in the Land* Beth Rose Middleton Manning, 2011-02-15
"The Earth says, God has placed me here. The Earth says that God tells me to take care of the

Indians on this earth; the Earth says to the Indians that stop on the Earth, feed them right. . . . God says feed the Indians upon the earth.” —Cayuse Chief Young Chief, Walla Walla Council of 1855

America has always been Indian land. Historically and culturally, Native Americans have had a strong appreciation for the land and what it offers. After continually struggling to hold on to their land and losing millions of acres, Native Americans still have a strong and ongoing relationship to their homelands. The land holds spiritual value and offers a way of life through fishing, farming, and hunting. It remains essential—not only for subsistence but also for cultural continuity—that Native Americans regain rights to land they were promised. Beth Rose Middleton examines new and innovative ideas concerning Native land conservancies, providing advice on land trusts, collaborations, and conservation groups. Increasingly, tribes are working to protect their access to culturally important lands by collaborating with Native and non- Native conservation movements. By using private conservation partnerships to reacquire lost land, tribes can ensure the health and sustainability of vital natural resources. In particular, tribal governments are using conservation easements and land trusts to reclaim rights to lost acreage. Through the use of these and other private conservation tools, tribes are able to protect or in some cases buy back the land that was never sold but rather was taken from them. Trust in the Land sets into motion a new wave of ideas concerning land conservation. This informative book will appeal to Native and non-Native individuals and organizations interested in protecting the land as well as environmentalists and government agencies.

land trusts for business asset: *Ownership of Trust Property in China* Zhen Meng, 2017-07-25

This book presents a hotly debated issue concerning the ownership of trust property in China. The book describes various conventional interpretations of Chinese Trust Law submitted by legal scholars and compares diverse approaches regarding the ownership of trust property provided by jurisdictions globally. The book does not directly answer the question “Who is the owner of trust property in China?” Instead, using a social capital perspective, it develops a more practical perspective to explain why Chinese trust business has grown rapidly even in lack of legal certainty regarding the location of ownership of trust property. The book also further predicts under what conditions is the time ripe to clarify the location of the ownership of trust property in China. By employing those sociological concepts often used to depict and analyze society, this book outlines the structure of the Chinese trust business and related social relations in different stages, i.e., the current rapid development stage, and the possible transitional stage in the near future. The focus is on how the social network structure affects the behavior of actors (such as the settlor, the trustee, and the beneficiaries, and/or their potential candidates) within the relevant section of Chinese society. The book provides readers with an intensive analysis of the impacts of historical, cultural, and social elements on the legislation and development of trust law in China. It will appeal both to lawyers interested in the Chinese trust business and to comparative law researchers and social scientists.

land trusts for business asset: *A Financial History of China (1949-2019)* Yunxian Wu, 2023-11-11

This book summarizes the financial development of China from 1949 to 2019. This book divides the process of financial development during the past 70 years into five stages, focusing on the development characteristics of different parts of the financial institution system, including banks, securities, insurance, and other financial institutions, as well as the difficult growth process of financial markets (currency, capital, bond, and foreign exchange markets, etc.) from absence to existence, from small to large. This book objectively analyzes the achievements of China’s financial industry in the past 70 years and reveals the historical experience and enlightenment contained therein.

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The financial institutions, which are a core element of the economic system, underpin financial and real transactions and contribute to national economic development. Seeking to deepen understanding of the Korean financial institutions, the Bank of Korea published an English edition of “Financial System in Korea” in 2002. The Korean financial

institutions have undergone significant change since that time. Above all, the basis for development of financial investment services has expanded, enabling the Korean financial industry to evolve into a high value-added growth industry creating quality jobs amid the trend of Korean financial institutions internationalizing and pursuing economies of scope and scale. Impacted by the global financial crisis that broke out in 2008, however, it now also finds itself in a phase of transition as it seeks to chart a desirable future course. There is now an awareness in major countries of the side effects of financial deregulation, and so they are reconsidering their long-held stance of financial regulatory easing and discussing ways to avoid systemic risk. In Korea, the Bank of Korea Act has been revised with a view to strengthening the central bank's financial stability function. In order to reflect these changes and recent discussions and make up for the shortcomings of the previous version of this book, the Bank of Korea has arranged publication of this English edition along with the Korean version this year. To enhance its role in providing an outline of Korean financial institutions, this revised edition, "Financial Institutions in Korea", places a particular focus on their historical background, functions and business operations. It is hoped that this publication will be of use in furthering understanding of the Korean financial institutions.

Overview of the Korean Financial System I. Changes to the Korean Financial System II. Overview of Current Financial System Bank of Korea I. Overview II. Decision-making and Implementation Process III. Major Functions Banks I. Overview II. Commercial Banks III. Specialized Banks Non-bank Depository Institutions I. Overview II. Mutual Savings Banks III. Credit Cooperatives IV. Postal Savings V. Merchant Banks Financial Investment Business Entities I. Overview II. Investment Traders and Brokers III. Collective Investment Business Entities IV. Investment Advisory and Discretionary Investment Business Entities V. Trust Business Entities Insurance Companies I. Overview II. Life Insurance Companies III. Non-life Insurance Companies IV. Postal Insurance V. Mutual Aid Associations Other Financial Institutions I. Financial Holding Companies II. Other Private Financial Institutions Credit-specialized Financial Companies Venture Capital Companies Lending Businesses Securities Finance Companies III. Public Financial Institutions Korea Trade Insurance Corporation Korea Housing Finance Corporation Korea Asset Management Corporation Korea Investment Corporation Korea Finance Corporation Financial Auxiliary Institutions I. Korea Deposit Insurance Corporation II. Korea Exchange III. Other Financial Auxiliary Institutions Credit Guarantee Institutions Credit Information Companies Financial Brokerage Companies Financial Supervisory Institutions I. Overview II. Organization III. Major Business Payment and Settlement Institutions I. Overview II. Korea Financial Telecommunications and Clearings Institute III. Korea Securities Depository

land trusts for business asset: The TurnKey Investor's 'Subject-to' Mortgage Documents Collection Matthew Chan, 2007

land trusts for business asset: *Rich Mind Rich Man* Coert Coetzee, 2022-06-01 Coert Coetzee is a successful property investor and has presented hundreds of seminars in various countries, teaching his unique property investment methods. When meeting his students again years later, he is often astounded at the vastly different results they achieve. Some use the information to build spectacular wealth, while others do absolutely nothing with it. The question arises why people who receive exactly the same message, respond to it so differently. After years of research and discussions with thousands of his students, Coetzee has concluded that one's mindset plays a very important role - like sowing seed in prepared versus unprepared soil. In this book, he first gives the reader step-by-step instructions in programming the mind for lasting success, then he takes the reader through the principles of his popular and unique investment methods. These methods have already created more millionaires than all other methods put together. Coetzee firmly believes that creating lasting wealth is a holistic process and his motto is: A poor man with a rich mind is richer than a rich man with a poor mind, but nobody is richer than a rich man with a rich mind

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theory behind the key concepts that every economic practitioner must un

land trusts for business asset: *The Code of Capital* Katharina Pistor, 2020-11-03 Capital is the defining feature of modern economies, yet most people have no idea where it actually comes from. What is it, exactly, that transforms mere wealth into an asset that automatically creates more wealth? The Code of Capital explains how capital is created behind closed doors in the offices of private attorneys, and why this little-known fact is one of the biggest reasons for the widening wealth gap between the holders of capital and everybody else. In this revealing book, Katharina Pistor argues that the law selectively codes certain assets, endowing them with the capacity to protect and produce private wealth. With the right legal coding, any object, claim, or idea can be turned into capital - and lawyers are the keepers of the code. Pistor describes how they pick and choose among different legal systems and legal devices for the ones that best serve their clients' needs, and how techniques that were first perfected centuries ago to code landholdings as capital are being used today to code stocks, bonds, ideas, and even expectations--assets that exist only in law. A powerful new way of thinking about one of the most pernicious problems of our time, The Code of Capital explores the different ways that debt, complex financial products, and other assets are coded to give financial advantage to their holders. This provocative book paints a troubling portrait of the pervasive global nature of the code, the people who shape it, and the governments that enforce it.--Provided by publisher.

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land trusts for business asset: Buying U.S. Real Estate Richard Dolan, Don R. Campbell, David Franklin, 2012-08-27 I would consider this the bible for any Canadians wanting to invest in US real estate. —W. Brett Wilson, Entrepreneur, Recipient of the Order of Canada, and former Dragon The thought of buying property in the United States has been on your mind. Perhaps family members or friends already own real estate in the Sunbelt and you've enjoyed the occasional visit. You sense the market isn't as frenzied as it once was but there is still very good value to be found. Whether you are looking for a vacation home or an investment property, you are certainly not alone. Canadians continue to buy U.S. real estate at a record pace. But as the economy and laws change around ownership of U.S. property, Canadians need to have the most current information possible at their fingertips. Buying U.S. Real Estate: The Proven and Reliable Guide for Canadians is written by experts who own U.S. property and addresses the many cross-border issues and requirements, such as: How to begin your search and find relevant data Finding the experts you need on your side Knowing that a property meets your lifestyle needs and wants Knowing all of your finance options How to proceed with renovations or upgrades What you need to know about U.S. tax laws What type of ownership is best aligned with your strategy How to create an estate plan For Canadians generally, and boomers especially, the right property in the right destination point is integral to their life-rich philosophy. Buying U.S. Real Estate: The Proven and Reliable Guide for Canadians puts all of the pieces of the puzzle together and is an essential guide to reaching one's ultimate destination.

land trusts for business asset: Securitisation of Derivatives and Alternative Asset Classes Jan Job de Vries Robbé, Paul A. U. Ali, 2005-01-01 Securitisation has survived the threats that emerged in the aftermath of the collapses of Enron, WorldCom, and Parmalat. Today, global securitisation markets continue to go from strength to strength, particularly as regards the evolution of new synthetic structures and the application of securitisation technology to fresh asset classes.

This Yearbook focuses on the latest innovations in securitisation, including the securitisation of derivatives and alternative asset classes, and also exotic variations on the securitisation of well-established asset classes. Twenty-nine distinguished authors all of them active in the global securitisation markets as advisers, structurers, facilitators, or regulators brilliantly elucidate such topics as the following: synthetic squares as an effective means of arbitrage securitisation; collateralised debt obligations from a ratings perspective; use of, and potential for, synthetic securitisation in Germany and Italy; weather derivatives; use of equity derivatives as alternatives to credit risk; securitisation of alternative asset classes in Japan and the United States; covered bonds in a variety of European jurisdictions; new types of commercial mortgage backed securities; securitisation of non-performing tax receivables as an example of public sector securitisation; and securitisation structures in the Islamic regulatory and legal framework. The complex and sometimes controversial issues of documentation are well covered, as are all significant legal and regulatory issues. Three concluding essays detail the recent changes in accountancy fuelled by perceived abuse of existing regulations, and the revised framework for capital adequacy formulated by the Basel Committee. The Yearbook provides detailed information on the legal structure of innovative securitisations as well as recent developments in the accounting and regulatory treatment of securitisations. For legal advisers, investors, and regulators, there is no more useful guide to current and emerging trends and opportunities in securitisation.

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land trusts for business asset: Sales and Other Dispositions of Assets, 1998

land trusts for business asset: Holding Our Ground Deborah Bowers, Tom Daniels, 1997-03-01 Farmers, who own or rent most of the private land in America, hold the key not only to the nation's food supply, but also to managing community growth, maintaining an attractive landscape, and protecting water and wildlife resources. While the issue of protecting farmland and open space is not new, the intensity of the challenge has increased. Farmers are harder pressed to make a living, and rural and suburban communities are struggling to accommodate increasing populations and the development that comes with them. Holding Our Ground can help landowners and communities devise and implement effective strategies for protecting farmland. The book: discusses the reasons for protecting farmland and how to make those reasons widely known and understood describes the business of farming, federal government farm programs, and the role of land in farmers's decisions analyzes federal, state, and local farmland protection efforts and techniques explores a variety of land protection options including purchase of development rights; transfer of development rights; private land trusts; and financial, tax, and estate planning reviews the strengths and weaknesses of the farmland protection tools available The authors describe the many challenges involved in protecting farmland and explain how to create a package of techniques that can meet those challenges. In addition, they offer appendixes with model zoning ordinances,

nuisance disclaimers, conservation easements, and other documents that individuals and communities need to carry out the programs discussed. Holding Our Ground provides citizens, elected officials, planners, and landowners with a solid basis for understanding the issues behind farmland protection, and will be an invaluable resource in developing techniques and programs for achieving long-term protection goals.

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