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# Warning To Property Owners: “Neighborly” Accommodations May Result In Losing Property Rights

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*Orange County Business Journal* - As the expression goes: “No good deed goes unpunished.” In the world of real property law, if a landowner, trying to be a “good neighbor”, allows someone to use his or her property, that neighborly accommodation may ripen into a permanent easement-type property interest across the property.

A recent decision from the California Court of Appeal in *Richardson v. Franc* expanded the legal doctrine of “irrevocable licenses” in a situation where one neighbor simply allowed another neighbor to use a portion of a driveway for landscaping and irrigation. Whereas prior cases applying irrevocable licenses arose from the parties’ oral agreement, in *Richardson* the parties never communicated to each other. The landowner’s knowledge of the use, without assent or objection, was sufficient to create a permanent, easement-like property interest.

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