

# TROY A. RULE

111 E. Taylor St., Mail Code 9520  
Phoenix, AZ 85004-4467

Tel: (480) 965-7553  
e-mail: [Troy.Rule@asu.edu](mailto:Troy.Rule@asu.edu)

## ACADEMIC APPOINTMENTS

---

### **Sandra Day O'Connor College of Law, Arizona State University (2014-present)**

Joseph Feller Memorial Chair in Law & Sustainability (2016-present)  
Professor of Law (*with tenure*) (2016-present)  
Associate Professor of Law (*with tenure*) (2014-2016)  
Faculty Director, Program on Law and Sustainability (2014-present)  
Senior Sustainability Scholar, Global Institute of Sustainability

### **University of Missouri School of Law (2009-2014)**

Associate Professor of Law (*tenured in 2014*)  
Faculty Advisor, JOURNAL OF ENVIRONMENTAL AND SUSTAINABILITY LAW

## PUBLICATIONS

---

### **BOOKS:**

RENEWABLE ENERGY: LAW, POLICY AND PRACTICE (West Academic Publishing – American Casebook Series, 2d ed. 2021)

THE LAW OF PROPERTY (West Academic Publishing – Hornbook Series, 2019) (with D. Whitman, A. Burkhart & W. Freyermuth)

RENEWABLE ENERGY: LAW, POLICY AND PRACTICE (West Academic Publishing – American Casebook Series, 1st ed. 2018)

SOLAR, WIND, AND LAND: CONFLICTS IN RENEWABLE ENERGY DEVELOPMENT (Routledge-Earthscan, 2014)

### **MAJOR ACADEMIC ARTICLES:**

*Preserving Sacred Sites and Property Law*, 2024 WISC. L. REV. 129 (2024)

*Drones, Airspace, and the Sharing Economy*, 84 OHIO ST. L. J. 157 (2023)

*Utility Mission Creep*, 56 U.C. DAVIS L. REV. 591 (2022)

*Entitlement-Shifting Rules*, 62 BOSTON COLLEGE L. REV. 1193 (2021)

*Toward a More Strategic National Stockpile*, 9 TEXAS A&M L. REV. 49 (2021)

*Drone Zoning*, 95 NORTH CAROLINA L. REV. 133 (2016)

*Airspace in an Age of Drones*, 95 BOSTON UNIVERSITY L. REV. 155 (2015)

*Property Rights and Modern Energy*, 20 GEORGE MASON L. REV. 803 (2013) (AALS panel issue)

*Airspace and the Takings Clause*, 90 WASH. U. L. REV. 421 (2012)

*Airspace in a Green Economy*, 59 U.C.L.A. L. REV. 270 (2011)

*Renewable Energy and the Neighbors*, 2010 UTAH L. REV. 1223 (2010)

*Shadows on the Cathedral: Solar Access Laws in a Different Light*, 2010 U. ILL. L. REV. 851 (2010)

**OTHER LEGAL ACADEMIC JOURNAL PUBLICATIONS:**

*Does DARC Really Matter? A Response to Wright and Moore*, 108 IOWA L. REV. ONLINE 1 (2023) (solicited)

*Book Review – Electrify: An Optimist's Playbook for Our Clean Energy Future* by Saul Griffith, 63 JURIMETRICS 213 (2023) (solicited)

*Positive-Sum Water-Energy-Food Nexus Governance*, 31 N.Y.U. ENV'T L. J. 117 (2023) (for King's College London themed workshop)

*Book Review: Anna Masutti & Filippo Tomasello, INTERNATIONAL REGULATION OF NON-MILITARY DRONES* (Edward Elgar Pub., 2018), 82 MODERN L. REV. 751 (2019) (solicited)

*Still Growing: How America's Renewable Energy Industry is Surviving the Trump Era*, 16 OIL, GAS & ENERGY L. 4 (2018) (solicited)

*Buying Power: Utility Dark Money and the Battle over Rooftop Solar*, 5 LSU J. ENERGY L. & RESOURCES 1 (2017) (symposium)

*Unnatural Monopolies: Why Utilities Don't Belong in Rooftop Solar Markets*, 52 IDAHO L. REV. 387 (2016) (symposium)

*Solar Energy, Utilities, and Fairness*, 6 SAN DIEGO J. CLIMATE & ENERGY L. 115 (2015) (symposium)

*A Downwind View of the Cathedral: Using Rule Four to Allocate Wind Rights*, 46 SAN DIEGO L. REV. 207 (2009)

*Using "Norms" to Change International Law: UN Human Rights Laws Sneaking in through the Back Door?*, 5 CHI. J. INT'L L. 325 (2004) (comment)

**BOOK CHAPTERS:**

*A Primer on United States Energy and Decarbonisation Policy*, in DECARBONISATION, TRANSITIONS AND THE ENERGY INDUSTRY, O. Oyewunmi, ed., Hart Publishing (2020) (solicited)

**SELECTED NON-ACADEMIC PUBLICATIONS:**

*Drone Zoning: Urban Planning's Next Frontier?*, ZONING PRACTICE, Vol. 40, No. 4, pp. 2-11 (Apr. 2023) (solicited)

Op-ed, *Amazon and Walmart want the FAA to let them use part of your property. Here's how drone delivery companies are coming for your airspace*, FORTUNE (Sep. 2, 2022)

Op-ed, *Sick of drones getting in the way? Blame the feds for that*, THE ARIZONA REPUBLIC (July 10, 2017)

Op-ed, *Don't strip cities of ability to regulate drones*, THE ORANGE COUNTY REGISTER (June 3, 2016)

Op-Ed, *Take cover against this drone attack*, THE WALL STREET JOURNAL (Mar. 29, 2016)

Op-Ed, *SRP loves renewable energy? Well, not quite*, THE ARIZONA REPUBLIC (Feb. 3, 2015)

Op-Ed, *FAA Should Curb Its Regulatory Authority over Drone Use*, THE LOS ANGELES TIMES (Nov. 19, 2014)

*Solar Mandates for Real Estate Development: A Guide and Model Ordinance*, SolarTech Solar 3.0 Project, Dept. of Energy Award No. DE-EE0005348/001 (May 2013)

*Wind Rights under Property Law: Answers Still Blowing in the Wind*, PROBATE & PROPERTY, Vol. 26, No. 6, pp. 56-59 (Nov./Dec. 2012) (ABA award for “Best Cutting Edge Article – Real Property”)

*Legislating for Solar Access: A Guide and Model Ordinance*, SolarTech Solar 3.0 Project, Dept. of Energy Award No. DE-EE0005348/001 (Apr. 2012)

*Sharing the Wind*, THE ENVIRONMENTAL FORUM, Vol. 27, No. 5, pp. 30-33 (September/October 2010)

Op-Ed, *Federal Stimulus Success at Windy Point*, THE SEATTLE TIMES (May 14, 2010)

#### **EXCERPTS IN COLLECTED WORKS:**

*Drones, Airspace, and the Sharing Economy* reprinted in full in 2024 ZONING AND PLANNING LAW HANDBOOK (ed. Patricia E. Salkin, Thomson Reuters, 2024)

Excerpts from *FAA Should Curb Its Regulatory Authority over Drone Use* in CURRENT CONTROVERSIES: DRONES (ed. Tamara Thompson, Greenhaven Press, 2016)

Excerpts from *Renewable Energy and the Neighbors* in NATURAL RESOURCES LAW: PRIVATE RIGHTS AND THE PUBLIC INTEREST (eds. Eric T. Freyfogle, et al., West Academic Pub., 2015)

Excerpts from *Shadows on the Cathedral: Solar Access Laws in a Different Light* in ENERGY LAW AND POLICY (eds. Lincoln Davies, et al., West Academic Pub., 2014)

Excerpts from *Shadows on the Cathedral: Solar Access Laws in a Different Light*, in THE RENEWABLE ENERGY READER (ed. K.K. DuVivier, Carolina Academic Press, 2011)

#### **EDUCATION**

---

**University of Chicago Law School**, J.D., *cum laude* (2005)

*Activities & Honors:* Staff Editor, CHICAGO JOURNAL OF INTERNATIONAL LAW  
John M. Olin Student Fellow in Law & Economics

**Brigham Young University**, B.S., Economics, *summa cum laude* (2001)

*Honors:* National Merit Scholar  
Heritage Scholar (full tuition, 4 years)

*Minor:* Business Management

#### **EXTERNAL RESEARCH GRANTS**

---

\$17,347 Intra-University Consulting Contract under Grant Award from U.S. Department of Defense, Office of Economic Adjustment, ARIZONA MILITARY AND ENERGY LAND USE PLAN – PHASE II (September 1, 2018)

\$18,684.50 Intra-University Consulting Contract under Grant Award from U.S. Department of Defense, Office of Economic Adjustment, ARIZONA MILITARY AND ENERGY LAND USE PLAN (September 1, 2016)

\$40,284.00 Grant Sub-Award from U.S. Department of Energy, Model Solar Access Laws Project, SOLARTECH SOLAR 3.0 PROCESS INNOVATION PLATFORM (September 1, 2011)

## **TEACHING, COMMITTEE SERVICE, AND AWARDS**

---

### **COURSES TAUGHT:**

Property, Energy Law & Policy, Secured Transactions, Sustainability Law Research Seminar, Land Use Controls, Sales & Leases of Goods, Natural Resources Law, Real Estate Transactions, Real Estate Transactions Skills

### **COURSES TAUGHT INTERNATIONALLY:**

Sustainable Energy Law (at University of New South Wales, Sydney, Australia (2019))

### **LAW SCHOOL COMMITTEE SERVICE:**

Past assignments include Faculty Appointments Committee (Chair), Promotion & Tenure Committee, Integrity Code Committee, Advisory Personnel Committee, Junior Faculty Mentoring Committee

### **TEACHING AWARDS:**

Outstanding Faculty Award (by vote of graduating class) (2016)

Gold Chalk Award for Excellence in Teaching (2011)

Board of Advocates Faculty Achievement Award (2011)

### **RESEARCH AWARDS:**

Excellence in Writing Award for “Best Cutting Edge Article – Real Property”, American Bar Association Section of Real Property, Trust & Estate Law (2012) (for *Wind Rights Under Property Law: Answers Still Blowing in the Wind*)

## **OTHER RELEVANT EXPERIENCE**

---

### **K&L Gates LLP, Seattle, WA (2005-2009)**

Associate Attorney (Real Estate Group and Finance Group)

### **Shaheen, Novoselsky, Staat, Filipowski & Eccleson, P.C., Chicago, IL (Summer 2003)**

Summer Law Clerk

### **TestMasters, Provo, UT (Fall 2001)**

Instructor (Law School Admission Test)

## **PROFESSIONAL AFFILIATIONS**

---

Member, Washington State Bar (2005-present) (inactive as of 2009)

## **SELECTED PRESENTATIONS**

---

*Preserving Sacred Sites and Property Law*, SRP Sustainability Conference of American Legal Educators, Phoenix, AZ (May 12, 2023)

*Positive-Sum Water-Energy-Food Nexus Governance*, University of Hawai'i Richardson School of Law, Honolulu, HI (March 7, 2023)

*Toward a More Strategic National Stockpile*, ASLME Health Law Professors Conference, Phoenix, AZ (June 2, 2022)

*Drones, Airspace, and the Sharing Economy*, Governing Emerging Technologies & Science Conference, Arizona State University, Phoenix AZ (May 19, 2022)

*Utility Mission Creep*, SRP Sustainability Conference of American Legal Educators, Phoenix, AZ (May 13, 2022)

*Unmanned Aerial Vehicles and Civil Justice – Can Common Law Adjust to a Drone World?*, Law & Economics Center, George Mason University (virtual webinar) (Feb. 18, 2022)

*Drones, Airspace, and the Sharing Economy*, ASU Center for Law, Science, and Innovation Lunch Series, Phoenix Arizona (Feb. 15, 2022)

*Utility Mission Creep*, Environment, Energy and Natural Resources Law Series, University of Houston Law Center, Houston, TX (Dec. 1, 2021)

*Utility Mission Creep and the Energy Transition*, Texas A&M University EnviroSchmooze Legal Academic Workshop, hosted virtually from Dallas, TX (Aug. 27, 2021)

*Positive-Sum Nexus Governance*, PLS Alliance Workshop, hosted virtually from King's College London, UK (Nov. 19, 2020)

*Out of Bounds: Electric Utilities' Growing Presence in Competitive Markets*, North American Conference on Environment, Energy, and Natural Resources, Houston, TX (Apr. 26, 2019)

*Drone Zoning*, Seminar Series, University of New South Wales, Sydney, Australia (Mar. 11, 2019)

*The Economics of Wind Turbine Wakes*, Energy Policy Institute 2018 Energy Policy Research Conference, Boise, Idaho (Sep. 7, 2018)

*Still Growing: How America's Renewable Energy Industry is Surviving the Trump Era*, Seminar Series, University of New South Wales, Sydney, Australia (Jul. 23, 2018)

*Renewable Energy and the Takings Clause*, 20<sup>th</sup> Annual Conference on Litigating Takings Challenges to Environmental and Land Use Regulations, University of Minnesota School of Law, Minneapolis, MN (Oct. 6, 2017)

*It's About Time: Rooftop Solar's Role in Advancing Electricity Rate Design*, Sustainability Conference of American Legal Educators, Phoenix, AZ (May 12, 2017)

*The Power of Pricing: Electricity Rate Design for the Rooftop Solar Age*, University of Texas/University of Minnesota Energy Law Workshop, Austin, TX (Nov. 18, 2016)

*Sun Block: Utility Responses to the Rapid Growth of Rooftop Solar*, 21<sup>st</sup> Annual Wallace Stegner Center Symposium, University of Utah S.J. Quinney College of Law, Salt Lake City, UT (Mar. 31, 2016)

*Sun Block: Utility Responses to the Rapid Growth of Rooftop Solar*, Faculty Speaker Series, University of Oregon School of Law, Eugene, OR (Mar. 17, 2016)

*Solar Energy, Utilities, and Fairness*, Eminent Speakers in Energy Law Program, University of Calgary Faculty of Law, Calgary, AB, Canada (Mar. 9, 2016)

*Buying Power: Utility Dark Money and the Battle over Distributed Solar*, Conference on Emerging Issues at the Intersection of Energy and Natural Resources, Louisiana State University Law Center, Baton Rouge, LA (Mar. 4, 2016)

*Property and Renewable Energy: Conflicts in Development*, Energy, Environment and Land Use Program Lecture, Vanderbilt University Law School, Nashville, TN (Feb. 15, 2016)

*Civilian Drones: Who Should Regulate What?*, Drones as Disruption Conference, Ohio State University Moritz College of Law, Columbus, OH (Nov. 6, 2015)

*Utility Regulatory Capture: Dark Money and the Battle over Rooftop Solar*, Chapman Law School Nexus Symposium, Orange, CA (Oct. 23, 2015)

*Past vs. Future: The Growing Tension between Renewable Energy and Cultural Preservation*, University of Denver Sutton Colloquium, Denver, CO (Oct. 10, 2015)

*The Case for Localized Drone Regulation*, New America Foundation Program: Drones and Aerial Observation, Washington, DC (July 22, 2015)

*Utilities and the Transition to Distributed Energy*, Association for Law, Property & Society Annual Meeting, Athens, GA (May 1, 2015)

*Utilities and the Transition to Distributed Energy*, J. Reuben Clark Law Society Annual Conference, Tempe, AZ (Feb. 13, 2015)

*Incorporating Skills into a Real Estate Transactions Course*, AALS Annual Meeting, Section on Creditors' and Debtors' Rights, Panel for New Law Teachers, Washington, DC (Jan. 4, 2015)

*Unnatural Monopolies: Utilities' Play for Control of the Rooftop Solar Industry*, Idaho Symposium on Energy in the West, Sun Valley, ID (Nov. 14, 2014)

*Solar Energy, Net Metering, and Fairness*, Sixth Annual Climate & Energy Law Symposium, San Diego, CA (Nov. 7, 2014)

*Property Law and the Domestic Use of Drones*, American Bar Association Section of Real Property, Trust and Estate Law Spring Symposia, Law Professors' Panel, Chicago, IL (May 2, 2014)

*Renewable Energy and Tribal Resources*, Arizona State University Conference on the Legal Landscape of Tribal Renewable Energy Development, Tempe, AZ (Nov. 22, 2013)

*Solar for Subdivisions: The Case for Commercial-Scale Solar and How to Pay For It*, University of Minnesota Consortium on Law and Values Conference, Minneapolis, MN (Apr. 24, 2013)

*Property Rights and Modern Energy*, Louisiana State University Paul M. Hebert Law Center Faculty Colloquium Series, Baton Rouge, LA (Apr. 12, 2013)

*Emerging Issues in Renewable Energy Law*, Louisiana State University Environmental Law Society and Journal of Energy Law & Resources Joint Breakfast, Baton Rouge, LA (Apr. 12, 2013)

*Property Rights and Modern Energy*, University of Arkansas School of Law Faculty Luncheon Series, Fayetteville, AR (Feb. 28, 2013)

*Property Rights and Modern Energy*, Joint Panel of the Property and Natural Resources & Energy Law Sections, American Association of Law Schools Annual Meeting, New Orleans, LA (Jan. 7, 2013)

*Wind Rights Under Property Law: Answers Still Blowing in the Wind*, Hot Topics Panel, American Bar Association, Real Property, Trust & Estate Law Section, Annual Leadership Meeting, West Palm Beach, FL (Nov. 9, 2012)

*Airspace and the Takings Clause*, Florida State University College of Law Faculty Enrichment Series, Tallahassee, FL (Sept. 23, 2011)

*Renewable Energy and the Neighbors*, Association for Law, Property and Society Annual Meeting, Georgetown University Law School, Washington, D.C. (Mar. 5, 2011)

*Airspace in a Green Economy*, Joint Panel of the Real Estate Transactions and State & Local Government Sections, American Association of Law Schools Annual Meeting, San Francisco, CA (Jan. 6, 2011)

*Renewable Energy and the Neighbors*, Villanova University School of Law Faculty Speaker Exchange, Villanova, PA (Sept. 10, 2010)

*Renewable Energy and the Neighbors*, Southeastern Association of Law Schools Annual Meeting, West Palm Beach, FL (July 30, 2010)

*Shadows on the Cathedral: Solar Access Laws in a Different Light*, University of Kansas School of Law Faculty Colloquium, Lawrence, KS (Apr. 16, 2010)

*Improving Laws for Solar Access*, Solar America Cities Annual Meeting, Salt Lake City, UT (April 15, 2010)

*Shadows on the Cathedral: Solar Access Laws in a Different Light*, Washington University Junior Faculty Workshop, St. Louis, MO (October 9, 2009)