TROY A. RULE

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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, 3d ed. 2026)

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, 2014)

MAJOR ACADEMIC ARTICLES:

Electricity Zoning, 87 OHIO ST. L. J. ___ (forthcoming, 2027)

Rural Solar Rights, 51 BYU L. REV. 447 (2025)

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 UC 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 UCLA 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)

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

OTHER LEGAL ACADEMIC JOURNAL PUBLICATIONS:

Electricity Affordability in Context, 16 SAN DIEGO J. CLIMATE & ENERGY L. 1 (2025) (symposium)

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)

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:

Op-ed, *It's Drones versus Property Rights in Avondale, Tolleson*, DAILY INDEPENDENT (Dec. 9, 2024)

Can Landowner Exclude Drones from Their Low Airspace?, CTR. FOR GROWTH & OPPORTUNITY (2023)(solicited)

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, Colloquium 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

Electricity Zoning, SRP Sustainability Conference of American Legal Educators, Phoenix, AZ (May 8, 2026)

Electricity Zoning, 14th Annual Energy Law Symposium, Texas A&M University School of Law, Fort Worth, TX (Feb. 14, 2025)

Electricity Zoning, Pan-Pacific Sustainability Scholars Workshop, University of Utah S.J. Quinney College of Law, Salt Lake City, UT (Jan. 16, 2025)

Electricity Affordability in Context, 16th Annual Leslie K. McAllister Symposium on Climate and Energy Law, San Diego, CA (Nov. 1, 2024)

Rural Solar Rights, Agrivoltaics Symposium: Solar Farms in the Southeastern United States, University of Georgia, Athens, GA (Oct. 23, 2024)

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)

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, PLuS 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, 20th Annual Conference on Litigating Takings Challenges to Environmental and Land Use Regulations, University of Minnesota School of Law, Minneapolis, MN (Oct. 6, 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, 21st 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)

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)

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)