

## STEPHANIE M. STERN

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### EDUCATION

#### Yale Law School

J.D., June 1999

*Olin Fellow, Case Notes Editor of Yale Law Journal,*

#### Brown University

B.A., Psychology with Honors, June 1996

*Phi Beta Kappa, Muriel Fain Sher Prize in Psychology, Baker Fellowship*

### CLERKSHIP

#### United States Court of Appeals for The First Circuit

The Honorable Kermit Lipez, Portland, ME (August 1999-2000)

**WORKS IN PROGRESS** *Climate Retreat: Property Micro-institutions for Neighborhoods*

### COURSES TAUGHT

Water Law; Land Use; Environmental Law; Property; Real Estate Transactions; Climate Change Law

### PUBLICATIONS

#### BOOKS

INSTITUTIONS AND CLIMATE ACTION: HOW INSTITUTIONS MATTER FOR CLIMATE POLICY (edited with C. Metcalf) (forthcoming spring 2026)

THE PSYCHOLOGY OF PROPERTY LAW (with D. Lewinsohn-Zamir) (NYU Press 2020)

#### ARTICLES & SHORTER WORKS

*Rise of the Machines: Algorithmic Zoning for Climate Risk*, 85 MD. L. REV. (forthcoming Feb. 2026) (with C. Metcalf) (lead article)

*Adaption as Mitigation*, 38 GEO. ENV. L. REV. (forthcoming 2026) (with M. Vandenbergh, D. Dana, and J. Gilligan)

*Managed Retreat of Agricultural Water*, 28 J. WATER L. 139 (Sept. 2025) (with A. Dan Tarlock)

*Moving Water: Managed Retreat of Western Agricultural Water Rights for Instream Flows*, 49 COLUM. J. ENVTL. L. 249 (2024) (with D. Tarlock),

*Managed Retreat of Agriculture in the Arid West* (with D. Tarlock), *ECOL. L.Q.* (2024)

*Climate Transition Relief: Federal Buyouts for Underwater Homes*, 72 *DUKE L.J.* 161 (2022).

*\*Top 20 environmental law articles selected for reprint in the Environmental Law and Policy Annual Review*

*Untransit: Remote Work and the Transformation of Zoning*, 33 *STAN. L. & POL'Y REV.* 79 (2022)

*\*Selected for reprint as top land use article of 2022 in The Zoning and Planning Handbook (Thomson Reuters 2023)*

*Highly Bounded Rationality in Real Estate Transactions: Installment Sales Contracts*, in *RESEARCH HANDBOOK OF LAW AND PSYCHOLOGY* (Hollander-Blumoff ed. 2024)

*Gruen v. Gruen, A Feminist Re-Write*, in *FEMINIST JUDGMENTS: REWRITTEN PROPERTY OPINIONS* (Rodriguez-Dodd & Marty-Nelson eds. 2021)

*A Social Norm Theory of Regulating Housing Speech Under the Fair Housing Act*, 84 *MO. L. REV.* 435 (2019)

*Rent Control Sharing*, 13 *LAW & ETHICS OF HUMAN RIGHTS* 141 (2019) (symposium)

*Behavioral Leasing*, in *EVIDENCE-BASED INNOVATION IN HOUSING LAW* (Fennell & Keys ed. 2017)

*Outpsyched: Comparative Institutional Expertise and Psychologically-Informed Law*, 57 *JURIMETRICS* 45 (2016)

*The Dark Side of Town: The Social Capital Revolution in Residential Property Law*, 99 *Va. L. Rev.* 811 (2013)

*Protecting Property through Politics: State Legislative Checks and Judicial Takings*, 97 *MINN. L. REV.* 2176 (2013)

*Reassessing the Citizenship Virtues of Homeownership*, 111 *COLUM. L. REV.* 890 (2011)

*Smart Grid, Technology and the Psychology of Environmental Behavior Change*, 86 *CHI-KENT L. REV.* 139 (2011) (invited symposium)

*The Inviolable Home: Housing Exceptionalism and the Fourth Amendment*, 95 *CORNELL L. REV.* 905 (2010)

*Property Frames*, 87 WASH. U. L. REV. 449 (2010) (with J. Nash)

*Residential Protectionism and the Legal Mythology of Home*,  
107 MICH. L. REV. 1093 (2009), *reprinted in* GREGORY S. ALEXANDER &  
HANOCH DAGAN, PROPERTIES OF PROPERTY 309-16 (2012)

*State Action as Political Voice in Global Climate Change Policy*, in  
ADJUDICATING CLIMATE CHANGE (Osofsky & Burns ed. 2009)

*Reconsidering “Crowding Out” of Intrinsic Motivation from Conservation  
Incentives*, V CRITICAL ISSUES IN ENVIRONMENTAL TAXATION (2008)

*Encouraging Conservation on Private Lands: A Behavioral Analysis of  
Financial Incentives*, 48 ARIZ. L. REV. 541 (2006)

*Temporal Dynamics of Disclosure: The Example of Residential Real Estate  
Conveyancing*, UTAH L. REV. 57 (2005)

*Cognitive Consistency: Theory Maintenance and Administrative  
Rulemaking*, 63 U. PITT. L. REV. 589 (2002)

## **EMPLOYMENT**

August 2022-present	<b>Desmond and Jean Ruley Kearns Professor of Law, Co-director of Environmental Law Program, University of Arizona James E. Rogers College of Law, Chicago, IL</b>
March 2012-May 2022	<b>Professor of Law, Chicago-Kent College of Law Illinois Institute of Technology, Chicago, IL</b>
June 2015	<b>Visiting Professor, Hebrew University Faculty of Law, Jerusalem, Israel</b>
August 2011-January 2012	<b>Visiting Professor of Law, Yale Law School, New Haven, CT</b>
June 2009-present	<b>Associate Professor of Law, Chicago-Kent College of Law, Illinois Institute of Technology, Chicago, IL</b>
August 2004-May 2009	<b>Assistant Professor of Law, Loyola University Chicago, School of Law, Chicago, IL</b>
August 2003-June 2004	<b>Bigelow Teaching Fellow and Lecturer in Law, University of Chicago Law School, Chicago, IL</b>

October 2001-July 2003      **Litigation Associate, Kirkland & Ellis**, Washington, D.C . and Chicago, IL

September 2000-2001      **Research Fellow, Yale Center for Law and Environmental Policy**  
New Haven, CT

June-August 1999      **Fellow, Olin Program in Law and Economics, Yale Law School**  
New Haven, CT

January-May 1997      **Research Assistant for Professor Robert Ellickson, Yale Law School**  
New Haven, CT

September-December 1995      **Teaching Assistant, Department of Psychology, Brown University**  
Providence, RI

**DISTINGUISHED  
LECTURESHIPS**      **Hebrew University, Visiting Professor**  
Jerusalem, Israel, June 2015

**Osler Distinguished Visitor in Law, Queen's University Faculty of Law**  
Kingston, Ontario, February 2013

**SELECTED MEDIA**

Television Interview, *The Science of Cloud Seeding*, Arizona's Family,  
3TV & CBS 5, Mar. 10, 2026.

Interview, quoted in *Trump Plan to Deregulate Climate Pollution Could  
Make Arizona Hotter, Drier, and More Fiery*, AZ REPUB., Aug. 11, 2025.

Interview, *Wetlands Are Vital Arizona Ecosystems. A Supreme Court Ruling  
Could Weaken Their Protections*, AZ REPUB., June 20, 2023.

Interview, Tim McDonnell, *Lawmakers' Approach to the Insurance Crisis  
Is Counterproductive*, Semafor (June 9, 2023).

Interview, quoted in *The Future of Homeownership*, CONGRESSIONAL  
QUARTERLY RESEARCHER, vol. 22, Dec. 14, 2012.

*Are Homeowners Better Citizens?*, CHIC. TRIB., June 19, 2011 (invited news  
article for business section of the Chicago Tribune).

**SELECTED  
PRESENTATIONS**

*Retreating Agricultural Water Rights: A New Paradigm for Western Agriculture  
and Managed Retreat*, Columbia Climate School, June 16, 2025

*Neighborhood Governance of Flood Retreat*, European University Institute, Florence, Italy, May 29, 2025

*Adapt to Mitigate: Accounting for Mitigation in U.S. Adaptation and Resilience Projects*, National Academies of Sciences, Engineering, and Medicine: Workshop on Public Infrastructure for Effective Climate Mitigation and Adaptation, May 29, 2024

*Micro-Institutions for Climate Retreat: A Role for Private Neighborhood Associations?*, Climate Change Law & Policy Workshop Yale-UCLA-Colorado, Aug. 11, 2022

*Dispossession and Efficiency in Climate Retreat: Buyouts for Underwater Homes*, Water Law Institute, Nov. 6, 2022

*Water Smart Metering and Residential Privacy*, Fordham Law School Cooper-Walsh Colloquium, October 15, 2021

*Remote Work and the Transformation of Land Use Law*, Northwestern Faculty Workshop, Northwestern Law School, November 23, 2020

*The Psychology of Property Law*, Property Works in Progress, Property Works in Progress, Northeastern Law School, September 21, 2019

*The Social Norms of Fair Housing Law*, Canadian Law & Economics Meeting, University of Toronto, September 23, 2018

*From Lab Rats to Housing Ordinances: The Psychological Benefits of Residential Crowding*, Emory Law School Law and Politics of Property Rights Conference, September 30, 2016

*Behavioral Leasing: Innovations and Challenges in Incentive-Based Residential Leases*, University of Chicago School of Law, Kreisman Housing Law and Policy Conference, June 4, 2016

*Outpsyched: Comparative Institutional Expertise and Psychologically-Informed Law*, Tel Aviv University Faculty of Law, Private Law Workshop, June 17, 2015

*Co-distortion and Psychology Informed Law*, University of Minnesota Law School, April 30, 2015

*Social Capital and Residential Exclusion*, Emory University School of Law, Faculty Colloquium, Atlanta, GA April 10, 2013

*The Social Capital Revolution in Residential Property Law*, NYU Colloquium on the Law, Economics, and Politics of Urban Affairs, New

York University School of Law, NY, NY, March 27, 2013

*Social Dynamics of Exclusionary Zoning*, Fordham Urban Law Journal 40<sup>th</sup> Anniversary Symposium, Fordham University School of Law, NY, NY, February 28, 2013.

*The Anti-Social Residential Commons*, Osler Distinguished Visitorship and Lecture, Queen's University Faculty of Law, Kingston, Ontario, Canada February 10-14

*The Dark Side of Town: The Social Capital Revolution in Residential Property Law*, Yale Faculty Workshop, Yale Law School, December 10, 2012

*Madison's Factions and Residential Exclusion*, University of Colorado Law, Faculty Workshop, Boulder, CO November 8, 2012

*Questioning Social Capital in Property Law*, University of Connecticut School of Law, Faculty Workshop, Hartford, CT October 18, 2012

*Judicial Takings and State Legislative Checks*, Property Works in Progress Conference at Fordham Law School, New York City, NY June 1, 2012

*Judicial Restraint and the Role of the State Legislature*, Florida State University College of Law, Tallahassee, FL March 21, 2012

*Judicial Takings: Outliers and Institutional Checks*, Property Rights and the Rule of Law Conference, panel response to Justice Antonin Scalia keynote, Chicago, IL, October 18, 2011.

*Reassessing the Citizen Virtues of Homeownership*, Loyola Law School Los Angeles, Los Angeles, CA, March 17, 2011.

*Lessons from the Foreclosure Crisis for the Political Economy of Homeownership*, Invited Speaker AALS Property Section, New York City, NY, June 11, 2010.

*The Citizenship Virtues of Ownership*, Queen's University Faculty of Law, Kingston, Ontario, March 29, 2010.

*The Geography of Loneliness: The Religious Land Use and Institutionalized Persons Act*, American Law and Psychology Society, Vancouver, British Columbia, March 19, 2010.

*Putting Social Capital in its Place: Residential Diversity and Land Use Property*, Association for Law, Property, and Society, Washington, D.C.,

March 6, 2010.

*Housing Exceptionalism and the Fourth Amendment*, University of Georgia School of Law, Athens, Georgia, February 1, 2010.

*The Legal Mythology of Home*, Vanderbilt University Law School, Nashville, Tennessee, November 11, 2009.

*The Psychology of Takings Law*, Brigham-Kanner Property Rights Conference, William and Mary School of Law, October 17, 2009

*Environmental Frames*, Society of Environmental Law and Economics, University of British Columbia, March 28, 2009.

*Property and Cognition*, American Law and Psychology Society, San Antonio, Texas, March 6, 2009.

*Residential Protectionism*, University of Illinois College of Law, December 2, 2009.

*The Political Economy of the Home*, Georgetown Law School, Conference on Property, Citizenship, and Social Entrepreneurism, November 15, 2008.

*Property Perceptions*, Canadian Law & Economics Conference, September 29, 2008.

*Property Frames*, University of Colorado Property Works in Progress Conference, June 18, 2008.

*Conservation on Private Land*, University of Nebraska School of Law, April 2007.

*Social Territory and Private Property Protection*, Brigham-Kanner Property Rights Conference, William and Mary School of Law, October 7, 2006

*Environmental Incentive Programs and the Psychology of Motivation*, Seventh Annual Global Conference on Environmental Taxation, University of Ottawa, October 23, 2006

*A Behavioral Analysis of Conservation Incentive Programs*, St. Louis University School of Law, February 22, 2006