

21 GCA REAL PROPERTY
CH. 20 ACCESSION TO REAL PROPERTY

CHAPTER 20
ACCESSION TO REAL PROPERTY

- § 20101. Fixtures.
- § 20102. Alluvion.
- § 20103. Sudden Removal of Bank.
- § 20104. In Streams.
- § 20105. Islands Formed; Division of Stream.
- § 20106. Fixtures Removable.

NOTE: What was Chapter 2 of Part IV, Title III of the Civil Code, *Accession to Personal Property*, is found as 19 GCA Chapter 34.

§ 20101. Fixtures.

When a person affixes his property to the land of another, without an agreement permitting him to remove it, the thing affixed, except as provided in § 20106, belongs to the owner of the land, unless he chooses to require the former to remove it.

SOURCE: CC § 1013

§ 20102. Alluvion.

Where, from natural causes, land forms by imperceptible degrees upon the bank of a river or stream, navigable or not navigable, either by accumulation of material or by the recession of the stream, such land belongs to the owner of the bank, subject to any existing right-of-way over the bank.

SOURCE: CC § 1014.

§ 20103. Sudden Removal of Bank.

If a river or stream, navigable or not navigable, carries away, by sudden violence, a considerable and distinguishable part of a bank, and bears it to the opposite bank, or to another part of the same bank, the owner of the part carried away may reclaim it within a year after the owner of the land to which it has been united takes possession thereof.

SOURCE: CC § 1015.

NOTE: CC § 1016 did not exist in the Civil Code.

§ 20104. In Streams.

An island, or accumulation of land, formed in a stream which is not navigable, belongs to the owner of the shore on that side where the island or accumulation is formed, or, if not formed on one side only, to the owners of the shore on the two sides, divided by an imaginary line drawn through the middle of the river.

SOURCE: CC § 1017.

CROSS-REFERENCES: For references to *streams* as boundaries, see 6 GCA §8024, 21 GCA §9202.

§ 20105. Islands Formed; Division of Stream.

If a stream, in forming itself a new arm, divides itself and surrounds land belonging to the owner of the shore, and thereby forms an island, the island belongs to such owner.

SOURCE: CC § 1018.

§ 20106. Fixtures Removable.

A tenant may remove from the demised premises, any time during the continuance of his term, anything affixed thereto for purposes of trade, manufacture, ornament, or domestic use, if the removal can be effected without injury to the premises, unless the thing has, by the manner in which it is affixed, become an integral part of the premises.

SOURCE: CC § 1019.
