

Provision of Land and Titles Act

Given the increase in the population of the Estate and the increased interaction between settlements, it has been deemed necessary to codify the informal regulations that have governed these settlements at the lower levels and the process by which these lower bodies shall interact with higher authorities.

Definitions of the Land and the Powers of the Lord Duke

The Estate shall be defined as the personal possession of the Lord Duke. It's northern bounds shall be set at the village of Gelida, it's southern bounds shall be set at 400 metres south of the Grand Plains Settlement, it's Western bounds shall be placed at the Glacies Campestris outpost and it's Eastern bounds shall be set at the furthest East outpost in the Province of Meerloch.

Buildings shall be defined as any structure that could reasonably be considered to be feasible to use for industrial, entertainment, government or residential purposes.

Residence or Home shall be defined as a building that is the primary, permanent, home of an individual

Auxiliary Residence Or Auxillary Home shall be defined as any other home letted by an individual that is not their primary residence

Tim "Megalomart" Kennedy; Tim Kennedy; T.K. Megalomart; Megalomart; and all other derivations and spawn of this username shall be in possession of the title of Lord, Duke, Lord Duke and at a time in which he deems it necessary; King or Emperor. When this document refers to any of the names or titles outlined here, they should be considered to be referring to the same person at the whatever rung of authority said person holds at the time. These powers may also be transferred to a new soul if the Estate is sold in whole.

In technicality as of the writing of this document the title should be Lord Duke, it is therefore recommended to refer, in formal settings, to the [Lord Duke](#) as the Lord Duke however it should be considered acceptable to, for the sake of brevity, refer to the Lord Duke as either simply Lord or Duke.

It should be understood that the Estate and all buildings and materials found within its domain are the sole, personal, possession of the Lord Duke unless specifically exempted by law or treaty. Therefore he, the Lord Duke, has the ultimate authority on all matters, including matters of governance and the judiciary.

Given that the Estate is naught but his own, he can therefore choose to delegate his authority to others for a period of time that is considered necessary to achieve the most efficient governance of that area of land. This ability to delegate applies to all matters, for example, the Lord Duke is

the ultimate judicial authority, however, he may choose not to rule on a matter and force it to only be handled by a lower authority.

Conferring of Land and Noble Titles

The Lord Duke may, at his discretion, confer a let on his land to a subject, when the conferring of land is referred to throughout this document it should be considered to be analogous to the letting of land. The land may be let for any amount of time.

Before land is conferred, the most accurate cartographic projection as is feasibly possible must be generated. Within this map, the geographic bounds of the let must be set. The bounds define where the noble may exercise his delegated rights and these bounds also allot the resources, from sky to bedrock, that he may have unrestricted access to utilise.

All subjects of the land that could be reasonably considered to be permanent residents at the time that the land was legally conferred, should be considered to be serfs, and are thus subject to the terms set forth by their noble. The status of serf may be revoked by the Lord Duke on his whim or on the serf's appeal, if the Lord Duke considers the cause to be just.

Before the let can be considered to be legally and inarguably in place, a signed book should be produced. The original copy should be held in the New Portsmouth Central Court (aka the Supreme Court) or a publically available library in New Portsmouth. A second cloned, exact, copy should be made and should be given to the noble letting the land. Alternatively, for the sake of expediency, the document could be uploaded online as a publicly available PDF. If listed as a PDF, within 30 days the same document must be added in book form, unless both parties consent to renouncing in-game copies of the treaty in favour of PDF, in which case, it must be stated in the terms and conditions of the agreement.

The document should contain the following:

- Agreeing parties
- Bounds of the territory to be conferred
- The number and names of serfs allotted
- The title being conferred (if a title is to be conferred along with it)
- Length of the agreement
- Terms and conditions of the agreement
- Any witnessing parties
- The date of the agreement

When conferring land, usually, but not necessarily, a Noble title will be conferred along with it. This can be done at any time and for any reason by the Lord Duke. The noble titles; listed in order of precedence are; Lord Duke, Marquess, Earl, Viscount, Baron / Lord Mayor (In a democratically elected scenario), Baronet / Elder, Honorary Lord (only granted to those residing permanently outside of the Estate).

All titles and lets in this context should be considered to be an agreement between only the two parties involved. The sale and transfer of lets and noble titles are therefore, STRICTLY, prohibited.

Non-noble lets are, in most cases, automatically conferred unless they could be considered to reasonably affect others property or building plans.

Terms in Regards to Unexplored Land

Unexplored land is defined as land that does not have **any** player activity for at least a 2000 block radius.

If a subject is **not** a member of the nobility and locates undiscovered land, for as long as they reside in this land within a building, they are entitled for a common let for as long as they reside in said building. The let for that land applies to everything below and everything above the building, as well as a 10 block radius around it.

If they wish to build more buildings around the initial zone of the let, these structures will not be considered to have been letted and will therefore abide by the regular terms of the land.

Terms in Regards to Old Land

Old land is defined as land that has player activity within a 2000 block radius.

Immediate surrounding is defined as a 2 blocks radius around your home.

If one is granted permission to build in this land, you may be granted a Limited Let. The Limited let applies to your residence and its immediate surroundings.

The Rights, Obligations and Terms of the Noble Let

The nobility have the following rights within their let

- Right to taxation of no more than 50%, if taxation is enacted, half of these proceeds must go to the Lord Duke
- The right to freely construct and destroy land in so far that it could not be reasonably considered to impede the access of subjects of the greater Estate to the noble's let, damage nature preserves or otherwise affect restricted areas within their let or land outside of their allotment.
- The Lord Duke's serfs are considered to be his property however the following restrictions apply:
 - The serf should not be unjustly sent to trial
 - The serf should not be killed unless in self-defence or cases in which it could be reasonably deduced that they would likely cause damage to life or property of others within the greater Estate or the let specifically.

- The serf should not be restricted from leaving the noble's let unless said restriction is permitted to be in place by a court of the land.
- All crops on the land may be subject to harvest, at any time, by higher authorities if the greater Estate is suffering, or likely to suffer from, famine; if there is no other food source nearby or if a nearby subject is liable to starve to death or otherwise die as a result of the effects of hunger.
- The nobility may be called upon to serve as party of the Lord Duke's privy council

The Rights, Obligations and Terms of the Common Let

The nobility have the following rights within their let

- Right to taxation of no more than 50%, if taxation is enacted, half of these proceeds must go to the Lord Duke
- The right to freely construct and destroy land in so far that it could not be reasonably considered to impede the free passage of others through the land, cause an unsightly blight on the natural character of the land or affect other's property.
- All crops on the land may be subject to harvest, at any time, by higher authorities if the greater Estate is suffering, or likely to suffer from, famine; if there is no other food source nearby or if a nearby subject is liable to starve to death or otherwise die as a result of the effects of hunger.
- You may be called upon for jury duty or for referendums

The Rights, Obligations and Terms of the Limited Let

The nobility have the following rights within their let

- You have the right to freely build inside of your let zone, with the exception of your immediate surroundings as defined in the section "Terms in Regards to Old Land"
- All crops on the land may be subject to harvest, at any time, by higher authorities.
- You may be called upon for jury duty or for referendums

Addendum: Ratione Soli

In land only subject to the domain of the Estate or province, by default, resources mined or otherwise acquired are pro bono publico. The exception to this rule is if it is found by a criminal, or an individual who is not a subject of the Estate or the item is otherwise claimed by the Duke Lord.

Once an item is in the personal possession of an individual through legitimate means, it cannot be removed from their possession without a requisition order by a court.

Regardless of the type of let, you have permission to block or otherwise restrict access to anyone without a warrant, from accessing your residence. In the case of the nobility this also applies to auxiliary homes.

Restrictions on All Lets

Tenancy in Common is not permitted. A residence may only be letted by one individual, they may sublet that building if they wish. If a subject moves into an already letted building, they are considered to be tenants of the building with no special rights.

All eleemosynae, Estate property, graveyards / memorials, public transit infrastructure and nether highway connections that were present prior to the let **must not** have their ease of access impeded, be built over or otherwise damaged or restricted.

Addendum: Vitium in Contrahendo

If either of the parties were subject to vitiating factors when engaging in the creation of a let, it should be considered null and invalid.

Hierarchy of Domain Authority, Formal Domain Addressing and Basic Judicial Procedure

As a stop gap measure this document shall outline the basic hierarchy of authority and domains within the realm with the understanding that once a more detailed act is produced, that should take precedence of the information herein contained within this section.

Hierarchy of Domains

This is a list of domains, listed from highest to lowest. The numbers below a given entry are considered to be part of the greater region. As a domain gets higher the powers allotted are more broad and less specific, yet, are more important.

1. The Estate – The ultimate authority. Run by the Lord Duke
2. Statistics Region (from naming schemes only, does not have legal precedence) – Used in addresses, not a legal authority
3. Province / Territory – A collection of settlements
4. Noble Domain aka Letted Land, Letted Domain – Land letted under the terms of the Provision of Land and Titles Act
5. City / Town – Collection of buildings
6. Building – A structure that could reasonably be considered to be feasible to use for industrial, entertainment, government or residential purposes.

Not every one of these domains will always be present, for example, a town might only be part of a province and not part of a Noble Domain. The Estate's domain is always present and all land within the bounds of the Estate should be considered to be part of it unless specifically exempted through treaty or law.

When querying which authority an area is subject to, one should look at the the number above the authority they are in. E.g. if you are wondering what authority New Portsmouth is in, you know New Portsmouth is a town and can therefore move to step 3 to find that New Portsmouth is subject to the rules of the province of New Portsmouth.

Domain hierarchy can also apply when writing addresses. An example of using this hierarchy to write out the full address of a building would be as such:

- Kennedy Manor
 - No town here
 - No noble domain here, directly part of Estate
 - Kennedy Island
 - Greater New Portsmouth
 - Kennedy Estate

Therefore when combined we get a result of the following: Kennedy Manor, Kennedy Island, Greater New Portsmouth, Kennedy Estate.

Legal Implications of Domain Hierarchy

In terms of legal jurisdiction one is subject to the laws of the area there are in. If one breaks a law they should be tried under the laws of that land, preferably in the area they are alleged to have committed the crime in. If it is not feasible to stand trial in the domain the committed a crime in, then the next authority up should be used.

A trial for criminal offences can **only** take place in a designated court of law, the exception to this is crimes committed in a Noble's domain where in the crime is pursuant to the local laws of that domain or wherein a higher authority has refused to hear the case. In such a case, the trial does not have to follow the standard operating procedure for a court hearing.

If there is a conflicting law between domains or one domain has a law and the other does not; then in these cases the law of the higher authority applies.

If one law is more specific to the context of its application then in most cases that law should be supreme, even if that leads to a lower level authority's law superseding that of a higher level authority.

If the two conflicting domains cannot agree which side has precedence, then it is the job of the next authority up from those two domains to decide. E.g. If the town of New Portsmouth and New Portsmouth province couldn't decide which law took precedence, then it would be up to the Estate to decide.

Land Use in the Nether

The Kennedy Line nether highway is considered to be property of the state, provided pro bono.

The Kennedy Line nether highway's domain is considered to extend 5 blocks in radius out from the main tunnel.

The intentional destruction of any nether highway, even outside of the Kennedy Line, is considered to be a serious crime under Estate law.

Beyond the restrictions above, the nether is considered to be terra nullius, free for all to use, provided they respect the creations of others in the dimension.

Land Use in the End

The End is considered terra nullius, provided one's actions do not impede the free movement of others or damage farms, there are no restrictions on what one can do in the end.