VOLUME 82  
NUMBER 4

LAND ECONOMICS

NOVEMBER 2006

# LAND ECONOMICS

VOLUME 82 NUMBER 4 NOVEMBER 2006

***David A. Newburn and Peter Berck***

Modeling Suburban and Rural-Residential Development

Beyond the Urban Fringe 481

***William H. Rogers***

A Market for Institutions 500

***Carolyn A. Dehring***

Building Codes and Land Values in High Hazard Areas 513

***Julia L. Hansen, Earl D. Benson, and Daniel A. Hagen***

Environmental Hazards and Residential Property Values 529

***Kevin C. Urama and Ian Hodge***Participatory Environmental Education and Willingness to Pay  
for River Basin Management 542***Charles Blessings Laurence Jumbe and Arild Angelsen***

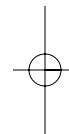
Do the Poor Benefit from Devolution Policies? 562

***Rutger Hoekstra and Jeroen C. J. M. van den Bergh***

The Impact of Structural Change on Physical Flows in the Economy 582

***Clive L. Spash***

Non-Economic Motivation for Contingent Values 602

***Joseph M. Little, Kristine M. Grimsrud, Patricia A. Champ,  
and Robert P. Berrens***Investigation of Stated and Revealed Preferences for an  
Elk Hunting Raffle 623**Published by the University of Wisconsin Press**