ARTICLES

David A. Newburn and Peter Berck
Modeling Suburban and Rural-Residential Development Beyond the Urban Fringe .......................................................... 481

William H. Rogers
A Market for Institutions: Assessing the Impact of Restrictive Covenants on Housing .......................................................... 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: Evidence from a Major Pipeline Event .......................................... 529

Kevin C. Urama and Ian Hodge
Participatory Environmental Education and Willingness to Pay for River Basin Management: Empirical Evidence from Nigeria .......................................................... 542

Charles Blessings
Do the Poor Benefit from Devolution Policies? Evidence from Malawi’s Forest Co-Management Program ............................................. 562

Rutger Hoekstra and Jeroen C. J. M. van den Bergh
The Impact of Structural Change on Physical Flows in the Economy: Forecasting and Backcasting Using Structural Decomposition Analysis .................................................................. 582

Clive L. Spash
Non-Economic Motivation for Contingent Values: Rights and Attitudinal Beliefs in the Willingness To Pay for Environmental Improvements ......................................................... 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

BOOKS RECEIVED .......................................................................................................................... 641

INDEX TO 2006 ............................................................................................................................... 642

LIST OF REVIEWERS ..................................................................................................................... 648