INDEX

FARM TENANCY

Agricultural Adjustment Administration
complaints to, by farm tenants, 435, 539.

Agricultural Holdings Act, 1923, 525, 529, 533.

Abstraction
desirability of, as means of settling farm disputes, 516-517; provision for, under English landlord-tenant law, 525-526, 536; proposal for local boards of, to settle landlord-tenant disputes, 536-537.

Bankhead, John H.
435, 438, 441, 442, 445, 446.

Bankhead-Jones Farm Tenant Act
legislative history of: source of early proposals for, 434-435; Bankhead Bill (S. 1800), 436-437, contrasted with Jones Bill (H. R. 6503), 437-438; Bankhead-Jones Bill (S. 2367) to create Farmers' Home Corporation, 438-439, provision against incumbrances in, 439, dwindling support for, 440, compared to Farm Tenant Act, 451, 455; Farmers' Home Bills (S. 106 and H. R. 8) contrasted, 441-442, effect on, of report of President's Committee, 442-443, passed by Senate, 445-446; Farm Security Bills (H. R. 6240, 7562), 444-445, passed by House, 445; conference committee action on S. 765a, 446.

provisions of: three principal purposes, 446; creates Farmers' Home Corporation, 447, authorizes completion of resettlement projects, 447, continuance of rehabilitation program, 447, 488, land utilization program, 447, 488; as to distribution of funds, 447; as to selection and qualifications of applicants for loans, 447-448; as to terms and conditions of loans, 448-449, 503-504; resemblances to and differences from ordinary mortgage loan program, 449-450; provision for variable payments on loans, 449-450; limited scope of possible activities under, 450-451, 506, 509, resulting administrative inefficiencies, 451; land speculation encouraged by, 452-453; advantages of purchase and resale program over, as to restrictions on alienation, 453, as to supervision, 453-454, as to land acquired, 454-455.

Berg v. Scully, 514.
Black v. Hirsh, 512.
Bullitt v. Mugrage, 521.

Comptroller General
requires rehabilitation under Resettlement Adm'n to be direct federal activity, 479, effect of, 480; questions expenditures for supervising farm and home plans, 483.

Constitutional Law
bases of regulations of landlord-tenant relations, generally, 509; statute fixing maximum rental invalid, 512; statute denying landlord's lien valid, 513; significance of English precedents on issues involving American farm regulation, 526-527; validity of requiring compensation for improvements, 529-532; validity of requiring compensation for termination of lease without cause, 533; validity of minimum farm housing standards, 535; compulsory arbitration requirement invalid, 536; validity of laws regulating sharecroppers as employees, 537-538; state provisions as to classification for taxation, 547.

Cooperative Associations
terms and conditions of rehabilitation loans to, 485-487; place of, under Federal Farm Loan Act, 494-495; encouragement of, under Oklahoma law, 516.

Credit, Farm

Criminal Law
provisions of, regulating landlords and tenants and croppers, 541-542.

Culberson v. Ashford, 512, 513.

Elwes v. Maw, 517.

Emergency Farm Mortgage Act of 1933
loans for farm purchase under, 497, 503-504.

Farm Credit Act of 1933
provision for variable payments under, 507.

Farm Credit Administration
proposals to vest control of farm tenant program in, 438-439; relation of, to Resettlement Adm'n program, 464; lending by, for farm purchases, 497, 504-505.

Farm Security Administration
creation of, in Dep't of Agriculture, 482. See Bankhead-Jones Farm Tenant Act, Resettlement Administration.

Farmers' Home Corporation
created by Bankhead-Jones Act, 447, 488.

Federal Emergency Relief Administration
rural relief program of, 456-462; rehabilitation program of, its organization, 458, 475-478, administrative difficulties in, 465-466.
Federal Farm Loan Act of 1916
agitation for, 493-494; provisions of, 494-496.

Fences
stautes requiring erection and maintenance of, 510, 523-524.

Fixtures, Removal of
rule deying farm tenant right to, 517-518, contrary rule, 518-519; advantages of giving tenant right to, 519-520, proposed by President's Committee, 529.

Good Husbandry
implied covenant in farm leases to cultivate according to rules of, 520-521; suggestion for statute requiring practice of, 522, 532.

Holmes v. Tremper, 518, 519.
Homestead Exemption
See Tax Reform.

Housing, Farm
proposal to enforce minimum standards for, 535-536.

Improvements, Compensation for
bill in Illinois to require, 511; Kansas law for, on 5000 acre farms, 514; refusal to grant, to tenant as affecting remedy for waste, 521; provisions of American law requiring, 525-526; proposal for American laws requiring, 529; constitutional questions raised by, 529-532.

Jones, Marvin, 437, 438, 441, 442, 444.

Labor, Agricultural
change in social and economic status of, 559-560; number and types of, 560-561; regional variations in the demand for, 562-563; racial groups in, 563; trends in wage rates for, 563-565; migratory, and its social problems, 565-566; controversies with employers, 566, 567; organization of trade unions among, 566-571; reasons for denial of legislative protection to, 567-568; legal problem of distinguishing industrial labor from, 568; examples of exclusion of, under labor laws, 568-569; improvement of status of, through regularization of employment, 568-570; through inclusion under Social Security Act and other federal welfare legislation, 570, and under state welfare legislation, 571, through organization, 571-572; need for more data relating to, 572.

Land Use
planning for, under Bankhead-Jones Act, 446-447, under Resettlement Adm'n, 457, 463, under other federal agencies, 462-463; maladjustments in, as cause of rural distress, 460; administrative problems in, 470-471.

Landlord and Tenant Act, 1851, 525.

Landlord-Tenant Legislation
President's Committee proposes regulatory, 508; constitutional bases of regulatory, generally, 509; existing, for protection of tenant, generally, 510-512, in Texas, 512-514, Kansas, 514-515, Oklahoma, 515-517, Great Britain, 524-527; reasons for, in South, 511; President's Committee's recommendations for, discussed, 527-537; wave of, in 19th century, designed to break up large estates, 533-534; inapplicability of, to share-croppers, 537-538. See Arbitration, Fences, Fixtures, Good Husbandry, Improvements, Lien, Pets, Rent Laws, Repairs, Waste, Weeds.

Leases, Farm
statutory termination date for, in Iowa, 510; certain provisions in, declared void by Kansas law, 515-516; model, to be prepared by new Oklahoma department, 515-516; implied covenant in, to cultivate according to rules of good husbandry, 520-521; compensation for termination of, under English law, 526; proposal that all, be written, 528-529; proposal that 6 mos. notice be required in all, 532-533; proposal that compensation be paid where terminated without cause, 533-535; types of share-rental and cropping, 540.

Leake, William
quoted, 450.

Lien, Landlord's
provision for, in Iowa, 510; denied in North Carolina where credit charges exceed fixed amount, 512, 513; denied in Texas where rental exceeds fixed amount, 513; constitutionality of denial of, 513; effectiveness of denial of, 513-514; proposal to limit, during economic emergencies, 535; complemented in North and South Carolina by lien for advances by third parties, 541; rules as to applicability of, to sharecroppers, 544-545.


National Resources Committee
Land Policy Section of, 452, 463.

Negroes
proportion of, among farm tenants, 426, 430-432, 433, among rehabilitation clients, 468.

Pests
statutes requiring use of insecticides on, 511, 523-524.

President's Committee on Farm Tenancy
organization and activities of, 441; relation of report of, to farm tenant bill, 443-444; recommendations of, compared to Bankhead-Jones Act, 453-455; discussion of rehabilitation program by, 473-474; proposals for state landlord-tenant legislation, 508, discussed, 527-537; proposed protection of civil liberties of farm laborers, 537, 571.

Rehabilitation, Rural
development of Division of, in F. E. R. A., 458, 460-461, 475-478, in Resettlement Adm'n, 463, 478-482; transfer to Dep't of Agriculture, 482; purposes of program for, 461; geographic distribution of, 461; inadequacy of, for raising tenant's
status, 462, 469-470; as credit program for high-
credit-risk farmers, 464-465; administrative diffi-
culties of, 465-467; adverse conditions under which
clients were located, 467-468; size of farms op-
erated by clients under, 468-469; limitations of
program for, 474; terms and conditions of indi-
vidual loans for, 483-485; provision for, under
Bankhead-Jones Act, 447, 488. See Bankhead-
Jones Farm Tenant Act, Credit.

RELEIF, RURAL
situation necessitating, 457-458; extent and geo-
graphic distribution of, 459; causes of rural dis-

tress, 459-460; size of farms operated by farmers
receiving, 469-470; origin of federal program for,
475. See REHABILITATION, RELIEF.

RENT LAWS
Texas statute fixing maximum agricultural rentals,
512, held unconstitutional, 512-513.

REPAIRS
obligation of tenant as to, under common law,
522-523, under statute, 523.

RESETLEMENT ADMINISTRATION
activities of, for farm tenant legislation, 440; pro-
vision in Bankhead-Jones Act for continuance of
projects of, 447; sources of Resetlement Adm'n's
program, 456-457, 465; rehabilitation and resettlement
programs of, compared, 465; extension of
credit in rehabilitation program of, 464-465; ad-
ministrative difficulties in land use planning pro-
gram of, 470-472; organization of, 478-479, 482-
483; transfer to, of state rehabilitation corpora-
tions, 480-482; made bureau in Dep't of Agricultu-
re, 482; name changed to Farm Security Adm'n,
482; terms and conditions of rehabilitation loans
by, to individuals, 483-485; to cooperatives, 485-
487; grant program of, 487. See REHABILITATION,
RELIEF.

SHARE-CROPPERS
inapplicability of landlord-tenant laws to, 537-538;
protection of, as employees, 537; origin of system,
539; types of agreements with, 540; legal tests for
determining status of, 540-541; legal status com-
pared to tenants, 541; distinction abolished in two
states, 542-543; rights of, in crop, 543-545.

SOUTHERN TENANT FARMER'S UNION
organization of, 434; effect of, on farm tenancy
bill, 441.

SPECULATION IN LAND
couraged by Bankhead-Jones Act, 452-453; cap-
ital gains tax as means of deterring, 557-558.