

Ann M. Eisenberg

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West Virginia University College of Law
101 Law Center Dr. | Morgantown, WV 26506

RESEARCH INTERESTS

Sustainability; Property; Energy; Local Government; Community Economic Development; Land Use; Rural Livelihoods; Administrative Law; Infrastructure; Law & Political Economy; Law & Geography

EXPERIENCE

West Virginia University College of Law, Morgantown, WV

Patrick D. Deem Professor of Law, 2025 – present

Professor of Law, 2023 – 2025

Research Director, Center for Energy & Sustainable Development, 2023 – present

Courses: Energy Law; Property; Law and the Urban/Rural Divide

University of South Carolina School of Law, Columbia, SC

Associate Professor of Law, 2020 – 2023

Assistant Professor of Law, 2016 – 2020

Courses: Property; Transactional Environmental Law Clinic; Law and the Urban/Rural Divide; Water Law

John W. Kluge Center at the Library of Congress, Washington, DC

Digital Studies Fellow, January – July 2022

Washington University School of Law, St. Louis, MO

Visiting Associate Professor of Law, Spring 2021 (virtual)

West Virginia University College of Law, Morgantown, WV

Land Use & Sustainable Development Law Fellow, 2014 -2016

United States Court of Appeals for the Eighth Circuit, St. Louis, MO

Staff Attorney, 2012 – 2014

United States Peace Corps, Afourer, Morocco

Youth Development Volunteer, 2006 – 2008

EDUCATION

West Virginia University College of Law, LL.M. (2016), Energy & Sustainable Development Law

Cornell Law School, J.D., *cum laude* (2012)

Cornell University, B.A., Linguistics & French Cultural Studies (2006)

SCHOLARSHIP

Book: REVIVING RURAL AMERICA: TOWARD POLICIES FOR RESILIENCE (Cambridge Univ. Press 2024) (awarded WVU College of Law 2025 Faculty Significant Scholarship Award).

Law Review Articles:

- Solar Power in the Southeast: Lessons for Just Energy Transitions* (work in progress with Harrison, Louder, Luke, Toussaint, & Welton).
- Clean Energy and Enclosure*, 97 U. COL. L. REV. 557 (2026)
- Extracting Clean Energy*, 59 U.C. DAVIS L. REV. 1423 (forthcoming 2026).
- Environmental Geography and Law: Towards a Synthesis*, 99 TULANE L. REV. (2025) (with Anang-Hadjicostandi, Borgias, Bork, Carlarne, Franco, Hirokawa, London, Morgan, Owley, Roesler, & Ziaja)
- Rural Disaffection and the Regulatory State*, 126 PENN STATE L. REV. 739 (2022).
- Economic Regulation and Rural America*, 98 WASH. U. L. REV. 737 (2021).
- Distributive Justice and Rural America*, 61 B.C. L. REV. 189 (2020).
- Just Transitions*, 92 S. CAL. L. REV. 2 (2019).
- Rural Blight*, 13 HARV. L. & POL'Y REV. 187 (2018) (invited) (reviewed in JOTWELL).
- Alienation and Reconciliation in Social-Ecological Systems*, 47 ENVTL. L. 127 (2017).
- Do Sagebrush Rebels Have a Colorable Claim? The Space between Parochialism and Exclusion in Federal Lands Management*, 38 PUB. LAND & RESOURCES L. REV. 55 (2017).
- Removal of Women and African-Americans in Jury Selection in South Carolina Capital Cases, 1997-2012*, 9 NE. U. L. REV. 299 (2017).
- Land Shark at the Door? Why and How States Should Regulate Landmen*, 27 FORDHAM ENVTL. L. REV. 157 (2016).
- Addressing Rural Blight: Lessons from West Virginia and WV LEAP*, 24 J. AFFORDABLE HOUSING & COMMUNITY DEV. L. 513 (2016).
- Beyond Science and Hysteria: Reality and Perceptions of Environmental Justice Concerns Surrounding Marcellus and Utica Shale Gas Development*, 77 U. PITT. L. REV. 183 (2015).
- Note, *Law on the Books vs. Law in Action: Under-Enforcement of Morocco's Reformed 2004 Family Law, the Moudawana*, 44 CORNELL INT'L L. J. 693 (2011) (awarded Washington Foreign Law Society & Cornell Law Library Prizes).

Book Chapters, Social Science Articles, & Essays:

- Data Center Extractivism in Coal Country* (in progress)
- Deploying Networks, Platforms, and Utilities for Rural Resilience*, in *The Cambridge Handbook on Networks, Platforms, and Utilities* (forthcoming 2025) (invited conference contribution).
- Revisiting Internal Colony Theory in Energy Development*, __ U. ST. THOMAS J.L. & PUB. POL'Y __ (forthcoming 2025) (invited symposium contribution).
- A Research Agenda for Economic Resilience in Fossil-Fuel Dependent Communities*, Resilient Energy Economies Initiative (2024) (with Clarke, Curtis, Grubert, Haggery, James, Jensen, Kaufman, Krause, Raimi, Tingley, & Weber).

What Does It Mean To Be Left Behind?, in “Left Behind Places and What Can Be Done About Them,” *The Cambridge Journal of Regions, Economy and Society* (2024) (invited commentary).

The Geography of Unfreedom, 12 MICH. L. REV. 1049 (2023) (invited book review).

Rural America as a Commons, 57 U. RICH. L. REV. 769 (2023) (invited symposium keynote) (reviewed in JOTWELL).

Navigating Legal Geographies, 50 FORDHAM URB. L.J. 243 (2023).

Securitizing Coal Plant Retirements: Implications for Just Energy Transitions, 33 COLO. ENVTL. L. J. 317 (2022) (invited) (with Emily Winston).

Power and Powerlessness in Local Government: A Response to Professor Swan, 135 HARV. L. REV. F. 173 (2022) (invited).

How the Legal Framework of Fracking in Appalachia Deserves the Poor, WHEN FRACKING COMES TO TOWN: GOVERNANCE, PLANNING, AND ECONOMIC IMPACTS OF THE U.S. SHALE BOOM (Sabina Deitrick & Ilia Murtazashvili eds., Cornell Univ. Press 2022).

Rural Communities and Disaster Recovery, in THE CAMBRIDGE HANDBOOK OF DISASTER LAW: RISK, RECOVERY, AND REDEVELOPMENT (Susan Kuo, John Travis Marshall, and Ryan M. Rowberry eds.) (forthcoming Cambridge, 2022) (invited).

Law and Policy Approaches to Rural Property Vacancy, in TEN YEARS TACKLING VACANCY AND ABANDONMENT: A RETROSPECTIVE EXAMINATION OF STRATEGIES AND IMPACTS, Center for Community Progress & Federal Reserve Banks of Atlanta/Cleveland (2022).

The Precipice of Justice: Equity, Energy, and the Environment in Indian Country and Rural Communities, 42 ENERGY L. J. 281 (2021) (invited) (with Elizabeth Kronk Warner).

Market-Anticipatory Approaches to Rural Property Vacancy, 29 J. AFFORDABLE HOUSING & COMMUNITY DEV. L. 61 (2021) (invited).

Transitions in Energy Communities, 12 GEO. WASH. J. ENERGY & ENVTL. L. 103 (2021) (invited).

If It Walks Like Systematic Exclusion and Quacks Like Systematic Exclusion: Follow-Up on Removal of Women and African-Americans in Jury Selection in South Carolina Capital Cases, 1997-2014, 68 S.C. L. REV. 373 (2017) (with Hritz, Royer, & Blume).

Interviews, Op Eds, Blogging, and Legal Resources:

Reflections on Community Engagement for Just Energy Transitions, 2024-2026 (in progress) (with K. Garvey)

Why aren't we talking about rural voters anymore?, Rural Reconciliation Project (July 29, 2025), <https://www.ruralreconcile.org/ruralreview/reactions-to-rural-voters-2024-election>.

Geographic regions aren't 'left behind' – they're oppressed and exploited. Restoring them might mean reimagining progress., London School of Economics U.S. Politics & Policy Blog (July 12, 2024), <https://blogs.lse.ac.uk/usappblog/2024/07/12/geographic-regions-arent-left-behind-theyre-oppressed-and-exploited-restoring-them-might-mean-reimagining-progress/>.

The Law and Political Economy of Rural America, Law and Political Economy Blog (March 6, 2023), <https://lpeproject.org/blog/the-law-and-political-economy-of-rural-america/>.

Applying the Lens of Law and Political Economy to Rural America, The Rural Reconciliation Project (Oct. 20, 2022), <https://www.ruralreconcile.org/ruralreview/lpe-as-lens>.

5 ways Biden can help rural America thrive and bridge the rural-urban divide, The Conversation (Jan. 21, 2021), <https://theconversation.com/5-ways-biden-can-help-rural-america-thrive-and-bridge-the-rural-urban-divide-150610> (with L. Pruitt & J. Shoemaker).

Has the Pandemic Changed the Narrative on Rural Communities?, Env. Narratives Project, (Sept. 9, 2020), <https://envnarratives.com/2020/09/09/has-the-pandemic-changed-the-narrative-on-rural-communities/>.

Interview: Economic Regulation and Rural America, Business Scholarship Podcast (May 14, 2020), <https://andrewkjennings.com/podcast/>.

Interview: A Just Transition, Energy Tradeoffs Podcast (Feb. 14, 2020), <https://www.energytradeoffs.com/2020/02/17/annie-eisenberg-just-transitions/>.

Interview: Case for Just Transition for WY Coal Communities, Wyoming Public Radio (Nov. 7, 2019), <https://www.publicnewsservice.org/2019-11-07/livable-wages-working-families/case-for-just-transition-for-wy-coal-communities/a68260-1>.

As the coal industry shrinks, miners deserve a just transition – here’s what it should include, THE CONVERSATION (Nov. 4, 2019), <https://theconversation.com/as-the-coal-industry-shrinks-miners-deserve-a-just-transition-heres-what-it-should-include-116340>.

Deconstructing Dangerous ‘Hurricane Karma’ Rhetoric about the South, THE ENV. NARRATIVES PROJECT, <https://envnarratives.com/2018/11/01/deconstructing-dangerous-hurricane-karma-rhetoric-about-the-south/>, (Nov. 1, 2018).

The Bundys are Poster Boys for the Urban/Rural Divide, L.A TIMES OP ED (NOV. 23, 2017) (invited contribution).

Bundy Trial Embodies Everything Dividing America Today, THE CONVERSATION (OCT. 5, 2017), <https://theconversation.com/bundy-trial-embodies-everything-dividing-america-today-84527>.

From Liability to Viability: A Legal Toolkit to Address Neglected Properties in West VIRGINIA (WEST VIRGINIA UNIVERSITY, 2015) (with Anderson, Garvey, & Richardson).

A Primer on Mineral Severance for West Virginia Farmers, West Virginia Food and Farm Coalition (Dec. 2015).

Textbook:

CIVIL RIGHTS LEGISLATION: CASES AND MATERIALS (6TH ED. LEXIS 2014) (with T. Eisenberg).

HONORS, AWARDS, & GRANTS

West Virginia University College of Law

2025 Faculty Significant Scholarship Award for Reviving Rural America: Toward Policies for Resilience (2024)

Grants

PI on one-year Alfred P. Sloan Foundation grant examining community engagement and just energy transitions and co-organizing conference, “Community Engagement for Just Energy Transitions” (2023-2024)

Co-PI on three-year Alfred P. Sloan Foundation grant examining just transitions in the South (2021-2023)

Judith Reppy Institute for Peace & Conflict Studies Graduate Fellowship (2010-2011)

Kristan Peters-Hamlin Fund for Women in the Middle East (2010-2011) (2 grants)

University of South Carolina

Selected to give TEDx Talk, “Reviving Rural America,” (Fall 2020),
https://www.ted.com/talks/ann_eisenberg_reviving_rural_america

Cornell Law School

Ibrahim Shihata Prize for Outstanding Student Scholarship in Islamic Law, Washington Foreign Law Society (2012)
Dean’s List (4 semesters)
Cornell Law Library Prize for Exemplary Student Research, 2nd place (2012)
Articles Editor & Symposium Editor, *Cornell International Law Journal* (2011-2012)
Freeman Award for Civil-Human Rights (2012)
CALI Award (3 awards) (2010-2012)
Research Assistant to Professor Muna Ndulo (2011-2012)
Lawyering Program Honors Fellow (2011-2012)
Mehri & Skalet, PLLC Public Interest Fellowship (2011)

SELECTED PRESENTATIONS

Reviving Rural America, The Political Economy of Geographic Polarization in Rich Democracies, Hoover Institution, Palo Alto, CA, January 30-31, 2025 (invited).

Organizer/Moderator, Panel: “Clean Energy and Community Economic Development,” AALS Annual Meeting, San Francisco, CA, January 10, 2025.

Revisiting Internal Colony Theory in Energy Development, St. Thomas Journal of Law & Public Policy Fall Symposium, Minneapolis, MN, November 8, 2024.

Reviving Rural America, Central Policy Institute Policy Forum, University of Central Oklahoma, Oklahoma City, OK, October 24, 2024.

Panelist, Author Meets Reader: Ann Eisenberg’s *Reviving Rural America: Toward Policies for Resilience*, Annual Meeting of the Rural Sociological Society, Madison, WI, July 27, 2024.

Panelist, “Transportation Deregulation and Rural Decline,” Writing Histories of Rural America, 2024 American Political History Conference, Vanderbilt University, June 7, 2024.

Rural Service Provision and the Concept of Subsidies: Why Should We Subsidize Them?, Networks, Platforms, & Utilities Conference, Vanderbilt University, June 3, 2024.

Invited Keynote Presenter, Kansas Governor’s Public Health Conference, Wichita, Kansas, March 5, 2024.

Repopulating Rural America, Environmental Law Works-in-Progress, AALS Annual Meeting, Jan. 5, 2023, Washington, DC.

Repopulating Rural America, Law and Rurality Workshop, University of South Dakota School of Law, Nov. 17, 2023 (virtual).

“Rural America as a Commons,” Invited Keynote Presentation, Overlooked America: Addressing Legal Issues Facing Rural United States, University of Richmond Law Review, February 17, 2023, Richmond, VA.

Rural Vacancy and Dilapidation, Reclaiming Vacant Properties Conference, Center for Community Progress, Sept. 7-9, 2022, Chicago, IL.

Panel & Roundtable Participant, Rural Sociological Society Annual Meeting, August 4-7, 2022, Westin, CO.

“Flipping the Floodplain,” Association of Law, Property, and Society Annual Meeting, Friday, May 20, 2022 (virtual).

“Rural Disaffection and the Regulatory State,” Law and Rurality Workshop, University of South Dakota School of Law, Sept. 29, 2021 (virtual).

Invited Speaker, “Market-Anticipatory Approaches to Rural Property Vacancy,” ABA Forum on Affordable Housing and Community Development Law Annual Conference, May 20, 2021 (virtual).

Panelist, “Rural Resentment and the Regulatory State,” Law and Society Annual Meeting, May 28, 2021 (virtual).

Panelist, “Intersectional Environmentalism and the Biden Administration,” Law and Political Economy Project Inaugural Conference, Yale Law School, April 8, 2021 (virtual).

Invited Panelist, “Across the Grid: Energizing Marginalized Communities,” 27th Annual Public Interest Environmental Conference, University of Florida Levin College of Law (Feb. 12, 2021), (virtual).

Invited Panelist, “Closing the Gaps and Enabling Health Equity,” 32nd Annual Rural Health Policy Institute (Feb. 10, 2021) (virtual).

Invited Speaker, “Economic Regulation and Rural America,” Rural and Minority Health Research Center, University of South Carolina (virtual), Nov. 23, 2020.

“Reviving Rural America,” Rural Legal Scholars Workshop, University of South Dakota School of Law (virtual), Oct. 30, 2020.

“Economic Regulation and Rural America,” Invited Presentation at Faculty Workshop, U.C. Davis School of Law (virtual), Sept. 28, 2020.

Invited Panelist, “Public Lands and Livelihoods: Beyond the Jobs vs. Environment Debate,” Seventh Annual Clyde O. Martz Winter Symposium, University of Colorado School of Law, Boulder, CO, Feb. 28, 2020.

Invited Discussant, “State Responses to the Energy Transition,” Power Shift: Regulating the Evolving Electricity Sector, Harvard/Duke/University of North Carolina, Washington, DC, Feb. 9, 2020.

Invited Panelist, “Leaving No One Behind: Ensuring a Fair Transition for Workers and Communities,” West Virginia University College of Law Center for Energy and Sustainable Development, Charleston, WV, Feb. 5, 2020.

Invited Guest Speaker, “Agriculture and the Environment” Course, Vermont Law School, Sept. 14, 2019.

Invited Presenter, University of Colorado Boulder Law School/U.C. Santa Barbara School of Environment Twelfth Annual Works in Progress Symposium, August 8-9, 2019.

Invited Presenter, “Intersectional Environmentalism” Workshop, University of Colorado Boulder Law School, June 14-15, 2019.

Panelist, “Rural Resilience,” Fifth annual Sustainability Conference of American Legal Educators, Arizona State University College of Law, May 10, 2019 (selected after competitive application process).

Invited Presenter, Workshop on Law and Rurality, UC Davis College of Law, Feb. 14-15, 2019.

“Out of Sight, Out of Mind: How the Law Forgot Rural America,” Joint Works-in-Progress Workshop of Sections on Environmental, Natural Resources & Energy Law, and Agriculture & Food Law, AALS 2019 Annual Meeting, New Orleans, LA, Jan. 4, 2019.

Invited Panelist, Energy Transitions and Rural Communities Conference, UNC Chapel Hill School of Law, Nov. 9, 2018.

“Out of Sight, Out of Mind: How the Law Forgot Rural America,” Work-in-Progress Presentation, ClassCrits XI, West Virginia University College of Law, Nov. 3, 2018.

Invited Panelist, “What Rural Communities Need to Thrive,” Texas A&M Journal of Property Law Symposium, Oct. 26, 2018.

Panel Presenter, “Doing Social Justice Advocacy in the South,” Southern Clinical Conference, University of South Carolina School of Law, Oct. 19, 2018.

Invited Presenter, “Out of Sight, Out of Mind: How the Law Forgot Rural America,” Cornell Law School Faculty Workshop Series, August 31, 2018.

“Unjust Transitions: How the Law Forgot Rural America,” Work-in-Progress Presentation, Rural Sociological Society Annual Meeting, Portland, OR, July 28, 2018.

Panel Organizer/Moderator, “Malheur, Militias, and Multiple Use Management,” Rural Sociological Society Annual Meeting, Portland, OR, July 27, 2018.

Panelist, “Rural Justice,” Fourth Annual Sustainability Conference of American Legal Educators, Arizona State University Sandra Day O’Connor College of Law, May 11, 2018. (selected after competitive application process)

Panelist, “Heirs Property and Access to Justice: Changing the Conversation,” Appalachian Justice Symposium, West Virginia University College of Law, February 23-24, 2018.

Invited Panelist, “Just Transitions,” Real Property Law Schmooze, Texas A&M University School of Law, February 2-3, 2018.

“Just Transitions and the Law,” Works-in-Progress Presentations, 2017 Southern Clinical Conference, Louisiana State University Law Center, Baton Rouge, LA, Oct. 19-21, 2017.

“Just Transitions and the Law,” 2017 Rural Sociological Society Annual Meeting, Columbus, Ohio, July 30, 2017.

Panelist, “Just Transitions and the Law,” 2017 International Meeting on Law and Society, Mexico City, Mexico, June 20-23, 2017.

SERVICE POSITIONS, AFFILIATIONS, & ORGANIZING ACTIVITIES

National Affiliations

2024-2026: Steering Committee, Resilient Energy Economies Initiative

2024-2026: Executive Committee, Law and Rural Justice Research Interest Group, Rural Sociological Society

2024-2025: Chair, AALS Section on Community Economic Development

2023-2024: Chair-Elect, AALS Section on Community Economic Development

2020-2022: Executive Committee, Provisional AALS Section on Community Economic Development

West Virginia University

2025-2026: Member, Enrollment Management Committee

2025-2026: Member, Faculty Review Committee (elected)

2025-2026: Member, Academic Planning and Assessment Committee

2024-2026: Member, WISER Steering Committee

2023-2025: Representative to AALS House of Representatives

2023-2026: Representative to Energy and Mineral Law Foundation

2023-2026: Faculty Advisor, Student Environmental Law Society

2023-2026: Faculty Advisor, Student Energy Law Society
2023-2026: Faculty Supervisor, Energy and Sustainable Development Law Concentration
2024-2025: Co-Chair, Faculty Appointments Committee (fall)

University of South Carolina

2022-2023: Faculty Selection Committee
2021-2022: Faculty Senate; Academic Responsibility Committee
2020-2021: Faculty Selection Committee; Diversity, Equity, & Inclusion Committee
2019-2020: Curriculum Committee
2018-2019: Faculty Selection Committee
2017-2018: Academic Responsibility Committee
2016-2017: Curriculum Committee

BAR ADMISSIONS

New York State (2014)

LANGUAGE SKILLS

French – advanced proficiency (DALF C1 certified)
Moroccan Arabic (Darija) – advanced proficiency (spoken)
Modern Standard/Levantine Arabic – intermediate proficiency (written/spoken)
Tamazight – beginner proficiency (spoken)