

Co-ownership

Law

How two or more people own property together.

Joint tenancy

- No distinct shares — all own the whole
- Right of survivorship on death
- Cannot be left by will
- Requires the four unities
- Can be severed into a tenancy in common

Tenancy in common

- Distinct, possibly unequal shares
- No survivorship
- Share passes under the will or intestacy
- Only unity of possession required
- Common where contributions differ

THE DIFFERENCE THAT MATTERS

Survivorship is the practical difference, and it overrides a will. That surprises people regularly.

Educational reference. Terminology and default rules vary by jurisdiction. Not legal advice.