

REAL PROPERTY

OWNERSHIP AND CONVEYANCE

RECOGNITION OF TENANTS BY THE ENTIRETY FOR REAL AND PERSONAL PROPERTY (STATUTES)

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Tenancy by the entirety is a common law concept that provides a special form of joint tenancy to married persons. As with joint tenancy, upon death the property passes to the surviving spouse. Unlike joint tenancy, creditors of only one spouse cannot claim the property, nor can either spouse deal with the property separately. Tenancy by the entirety can be an important estate planning and asset protection tool as some states allow both real and personal property to be held in the entirety. However, there are states which have altered the role of, or limited the surviving tenant's right to, the couple's home.

The scope of this table covers which states allow tenancy by the entirety of real property, tangible personal property, and intangible personal property. The table also covers what is required to demonstrate intent to own property as tenants by the entirety, as well as which states provide a statutory presumption of survivorship. This table does not cover estate tax issues, corporation or partnership issues, or general taxation. Additionally, this table does not include specific property division and distribution issues related to tenancy by the entireties due to annulment, divorce, and separation.

Table 1: Recognition of Tenants by the Entirety for Real and Personal Property

State	Specific Statutory Provision for Tenancy in the Entirety	Language Required to Establish Tenancy by the Entirety	What is Required for Survivorship	Liens Allowed on One Owner's Interest
Alabama	None	None	Multiple owners of a	None

			security registered in beneficiary form may hold as, among others, tenants by entirety AL ST § 8-6-141	
Alaska	The right to hold an estate in land as tenants by the entirety, with the right of survivorship, is recognized AK ST § 34.15.140	A husband and wife who acquire title in real property hold the estate as tenants by the entirety or unless it is expressly declared otherwise in the conveyance or devise. The conveyance shall recite the marital status of the parties acquiring title to the real property AK ST § 34.15.110	An individual who is not established by clear and convincing evidence to have survived an event, including the death of another individual, by 120 hours is considered to have predeceased the event AK ST 13.12.702	If an individual and another own property in this state as tenants by the entirety a creditor of the individual, subject to the individual's right to claim an exemption under this chapter, may obtain a levy on and sale of the interest of the individual in the property; a creditor who has obtained a levy, or a purchaser who has purchased the individual's interest at the sale, may have the property partitioned or the individual's interest severed AK ST § 09.38.100
Arizona	None	None	Must survive co-owner by more than 120 hours AZ ST § 14-2702	None
Arkansas	Co-owners with right of	None	All survivorships of real	None

	<p>survivorship" includes joint tenants, tenants by the entirety, and other co-owners of property or accounts held under circumstances that entitle one (1) or more to the whole of the property or account on the death of the other or others</p> <p>AR ST § 28-10-201</p>		<p>and personal estate are forever abolished</p> <p>AR ST § 28-8-101</p>	
California	<p>None; husband and wife may hold property as joint tenants or tenants in common, or as community property, or as community property with a right of survivorship</p> <p>CA CIV § 682 CA CIV § 683 CA FAM § 750</p>	None	None	None
Colorado	<p>No conveyance of real property located in this state executed before or after July 1, 2006, shall create a tenancy by the entirety; conveyance of real property located in this state executed before or after July 1, 2006, that</p>	None	None	None

	purports to create a tenancy by the entirety shall be presumed to create a joint tenancy CO ST § 38-31-201			
Connecticut	None	None	Multiple owners of a security registered in beneficiary form may hold as, among others, tenants by entirety CT ST § 45a-468b	None
Delaware	The term "jointly held property" specifically includes a tenancy by the entirety, and an "owner" shall include a tenant by the entirety DE ST TI 12 § 602	None	Where there is no sufficient evidence that 2 joint tenants or tenants by the entirety have died otherwise than simultaneously, the property so held shall be distributed one half as if 1 had survived and one half as if the other had survived. If there are more than 2 joint tenants and all of them have so died, the property thus distributed shall be in the proportion that 1 bears to the whole number of joint tenants DE ST TI 12 § 703	None

District of Columbia	Every estate granted or devised to 2 or more persons in their own right, including estates granted or devised to spouses or domestic partners, shall be a tenancy in common, unless expressly declared to be a joint tenancy; but every estate vested in executors or trustees, as such, shall be a joint tenancy, unless otherwise expressed DC CODE § 42-516	Every estate granted or devised to 2 or more persons in their own right, including estates granted or devised to spouses or domestic partners, shall be a tenancy in common, unless expressly declared to be a joint tenancy; but every estate vested in executors or trustees, as such, shall be a joint tenancy, unless otherwise expressed DC CODE § 42-516	None	No liability except for contracts entered into during marriage or domestic partnership DC CODE § 46-601
Florida	Under the common law as declared to be in force in the state by F.S.A. § 2.01, where land is conveyed to both husband and wife, an estate by entirety is created, and upon the death of one spouse the entire estate goes to the other FL ST § 2.01 FL ST § 689.11	An estate by the entirety may be created by the action of the spouse holding title, conveying to the other by a deed in which the purpose to create the estate is stated, or conveying to both spouses FL ST § 689.11	The doctrine of the right of survivorship in cases of real estate and personal property held by joint tenants shall not prevail in this state; that is to say, except in cases of estates by entirety, a devise, transfer or conveyance heretofore or hereafter made to two or more shall create a tenancy in common, unless the instrument creating the estate shall	An action in chancery, however this is the exclusive remedy for enforcement of liens on the separate statutory property of married women and against estates by the entireties FL ST § 85.011

			expressly provide for the right of survivorship; and in cases of estates by entirety, the tenants, upon dissolution of marriage, shall become tenants in common FL ST § 689.15	
Georgia	No; unless otherwise specifically provided by statute and unless the document or instrument provides otherwise, a tenancy in common is created wherever from any cause two or more persons are entitled to the simultaneous possession of any property GA ST § 44-6-120	None	None	None
Hawaii	Land, or any interest therein, or any other type of property or property rights or interests or interest therein, may be conveyed by a person to oneself and another or others as joint tenants, or by a person to oneself and one's spouse or reciprocal beneficiary, or	All grants, conveyances, and devises of land, or of any interest therein, made to two or more persons, shall be construed to create estates in common and not in joint tenancy or by entirety, unless it manifestly appears from the tenor of the instrument	An individual who is not established by clear and convincing evidence to have survived an event, including the death of another individual, by one hundred twenty hours is deemed to have predeceased the event; 'co-owners with right of	None

	by spouses to themselves, or by reciprocal beneficiaries to themselves, as tenants by the entirety HI ST § 509-2	that it was intended to create an estate in joint tenancy or by entirety; provided that this section shall not apply to grants, conveyances, or devises to personal representatives or trustees HI ST § 509-1	survivorship' includes joint tenants, tenants by the entireties, and other co-owners of property or accounts held under circumstances that entitles one or more to the whole of the property or account on the death of the other or others HI ST § 560:2-702	
Idaho	Every interest created in favor of several persons in their own right is an interest in common, unless acquired by them in partnership, for partnership purposes, or unless declared in its creation to be a joint interest, or unless acquired as community property ID ST § 55-104	None	None	None
Illinois	Nothing in this Act abolishes or prevents the creation and enjoyment of the estate of tenancy by the entirety with respect to any devise, conveyance, assignment, or other	Transfer must expressly declare that the devise or conveyance is made to tenants by the entirety, or if the beneficial interest in a land trust is to be held as tenants by the entirety,	None	None

	<p>transfer of property, including a beneficial interest in a land trust, maintained or intended for maintenance as a homestead by both husband and wife during coverture made or executed on or after October 1, 1990 IL ST CH 750 § 65/22</p>	<p>the estate created shall be deemed to be in tenancy by the entirety. Subject to the provisions of paragraph (d) of Section 2 and unless otherwise assented to in writing by both tenants by the entirety, the estate in tenancy by the entirety so created shall exist only if, and as long as, the tenants are and remain married to each other, and upon the death of either such tenant the survivor shall retain the entire estate IL ST CH 765 § 1005/1c</p>		
Indiana	<p>A written contract in which a husband and wife purchase real estate or lease real estate with an option to purchase creates an estate by the entireties in the husband and wife. The interest of neither party is severable during the marriage IN ST 32-17-3-1</p>	<p>A joint deed of conveyance by a husband and wife is sufficient to convey and pass any interest described in the deed of either or both of them in land held by them as tenants by the entireties IN ST 32-17-3-4</p>	<p>Upon the death of either party to the marriage, the survivor is considered to have owned the whole of all rights under the contract from its inception; a husband and wife execute a title bond or contract for the conveyance of real estate owned by them as</p>	None

			tenants by the entireties; and 1 of the spouses dies: during the continuance of the marriage; and before the whole of the agreed purchase price has been paid; the interest of the deceased spouse in the unpaid part of the purchase price passes to the surviving spouse in the same right as the surviving spouse's rights of survivorship in real estate held as tenants by the entireties IN ST 32-17-3-1	
Iowa	None; not recognized - conveyances to two or more in their own right create a tenancy in common IA ST § 557.15	None	None	None
Kansas	None; real or personal property granted or devised to two or more persons including a grant or devise to a husband and wife shall create in them a tenancy in	None	None	None

	common with respect to such property KS ST 58-501			
Kentucky	None; if real estate is conveyed or devised to husband and wife, unless a right by survivorship is expressly provided for, there shall be no mutual right to the entirety by survivorship between them, but they shall take as tenants in common, and the respective moieties shall be subject to the respective rights of the husband or wife as fixed in KRS Chapter 392, with all other incidents to such tenancy KY ST § 381.050	None	None	None
Louisiana	None	None	None	None
Maine	None	None	Multiple owners of a security registered in beneficiary form hold as joint tenants with right of survivorship, not as tenants in common ME ST T. 18-A § 6-303	None
Maryland	Any interest in property	No deed, will, or other	Where there is no	A garnishment against

	<p>held by a husband and wife in tenancy by the entirety may be granted, (1) by both acting jointly, to themselves, to either of them, individually, or to themselves and any other person, in joint tenancy or tenancy in common; (2) by both acting jointly, to either husband or wife and any other person in joint tenancy or tenancy in common; and (3) by either acting individually to the other in tenancy in severalty, without the use of a straw man as an intermediate grantee-grantor; these grants, regardless of when made, are ratified, confirmed, and declared valid as having created the type of ownership that the grant purports to grant MD REAL PROP § 4-108</p>	<p>written instrument which affects land or personal property, creates an estate in joint tenancy, unless the deed, will, or other written instrument expressly provides that the property granted is to be held in joint tenancy MD REAL PROP § 2-117</p>	<p>sufficient evidence that two joint tenants or tenants by the entirety have died other than simultaneously, the property held shall be distributed one half as if one had survived and one half as if the other had survived MD CTS & JUD PRO § 10-803</p>	<p>property held jointly by husband and wife, in a bank, trust company, credit union, savings bank, or savings and loan association or any of their affiliates or subsidiaries is not valid unless both owners of the property are judgment debtors MD CTS & JUD PRO § 11-603</p>
Massachusetts	<p>A devise of land to a person and his spouse shall, if the instrument</p>	<p>A devise of land to a person and his spouse shall, if the instrument</p>	<p>None</p>	<p>The interest of a debtor spouse in property held as tenants by the entirety</p>

	creating the devise expressly so states, vest in the devisees a tenancy by the entirety MA ST 184 § 7	creating the devise expressly so states, vest in the devisees a tenancy by the entirety MA ST 184 § 7		shall not be subject to seizure or execution by a creditor of such debtor spouse so long as such property is the principal residence of the nondebtor spouse; provided, however, both spouses shall be liable jointly or severally for debts incurred on account of necessities furnished to either spouse or to a member of their family MA ST 209 § 1
Michigan	A husband and wife shall be equally entitled to the rents, products, income, or profits, and to the control and management of real or personal property held by them as tenants by the entirety MI ST 557.71	Conveyances expressing an intent to create a joint tenancy or tenancy by the entireties in the grantor or grantors together with the grantee or grantees shall be effective to create the type of ownership indicated by the terms of the conveyance MI ST 565.49	None	A judgment lien does not attach to an interest in real property owned as tenants by the entirety unless the underlying judgment is entered against both the husband and wife MI ST 600.2807
Minnesota	None; estates, in respect to the number and connection of their owners, are divided	None	None	None

	into estates in severalty, in joint tenancy, and in common; the nature and properties of which, respectively, shall continue to be such as are now established by law, except so far as the same may be modified by the provisions of this chapter MN ST § 500.19			
Mississippi	All conveyances or devises of land made to two (2) or more persons, including conveyances or devises to husband and wife, shall be construed to create estates in common and not in joint tenancy or entirety, unless it manifestly appears from the tenor of the instrument that it was intended to create an estate in joint tenancy or entirety with the right of survivorship MS ST § 89-1-7	None	None	None
Missouri	Any deposit made in the name of two persons or the survivor thereof who are husband and wife shall be	Any person or persons owning real estate, or any interest therein, which he or they have power to	Where there is no sufficient evidence that two joint tenants or tenants by the entirety	None

	<p>considered a tenancy by the entirety unless otherwise specified MO ST 362.470</p> <p>Every interest in real estate granted or devised to two or more persons, other than executors and trustees and husband and wife, shall be a tenancy in common, unless expressly declared, in such grant or devise, to be in joint tenancy MO ST 442.450</p>	<p>convey, may effectively convey such real estate by a conveyance naming himself or themselves and another person or persons, or one or more of themselves and another person or persons, as grantees, and the conveyance has the same effect as to whether it creates a joint tenancy, or tenancy by the entireties, or tenancy in common, or tenancy in partnership, as if it were a conveyance from a stranger who owned the real estate to the persons named as grantees in the conveyance MO ST § 442.025</p>	<p>have died otherwise than simultaneously the property so held shall be distributed one-half as if one had survived and one-half as if the other had survived. If there are more than two joint tenants and all of them have so died the property thus distributed shall be in the proportion that one bears to the whole number of joint tenants; the term "joint tenants" includes owners of property held under circumstances which entitled one or more to the whole of the property on the death of the other or others MO ST 471.030</p>	
Montana	<p>None; a husband and wife may hold real or personal property together, jointly or in common MT ST 40-2-105</p>	None	None	None
Nebraska	<p>So much of the common law of England as is</p>	None	None	None

	<p>applicable and not inconsistent with the Constitution of the United States, with the organic law of this state, or with any law passed or to be passed by the Legislature of this state, is adopted and declared to be law within the State of Nebraska</p> <p>NE ST § 49-101</p>			
Nevada	<p>None; every interest in real property granted or devised to two or more persons, other than executors and trustees, as such, shall be a tenancy in common, unless expressly declared in the grant or devise to be a joint tenancy; husband and wife may hold real or personal property as joint tenants, tenants in common, or as community property</p> <p>NV ST 111.060</p>	None	None	None
New Hampshire	<p>None; every conveyance or devise of real estate made to 2 or more persons shall be construed to create an</p>	<p>The addition, following the names of the grantees in the granting clause of a deed or devise, of the</p>	None	None

	<p>estate in common and not in joint tenancy, unless it shall be expressed therein that the estate is to be holden by the grantees or devisees as joint tenants, or to them and the survivor of them, or unless other words are used clearly expressing an intention to create a joint tenancy; the addition, following the names of the grantees in the granting clause of a deed or devise, of the words "as joint tenants with rights of survivorship" or "as tenants by the entirety" shall constitute a clear expression of intention to create a joint tenancy NH ST § 477:18</p>	<p>words "as joint tenants with rights of survivorship" or "as tenants by the entirety" shall constitute a clear expression of intention to create a joint tenancy NH ST § 477:18</p>		
New Jersey	<p>Civil union couples eligible to hold real and personal property as tenants by the entirety NJ ST 37:1-32</p>	<p>Tenancy by entirety shall be created when: a husband and wife together take title to an interest in real property or personal property under a written instrument designating both of their names as</p>	<p>Upon the death of either spouse, the surviving spouse shall be deemed to have owned the whole of all rights under the original instrument of purchase, conveyance, or transfer from its</p>	<p>Neither spouse may sever, alienate, or otherwise affect their interest in the tenancy by entirety during the marriage or upon separation without the written consent of both</p>

		<p>husband and wife; or a husband and wife become the lessees of real property or personal property under a written instrument containing an option to purchase designating both of their names as husband and wife; or an owner spouse conveys or transfers an interest in real property or personal property to the non-owner spouse and the owner spouse jointly under written instrument designating both of their names as husband and wife</p> <p>NJ ST 46:3-17.2</p>	<p>inception; intentional killing severs the interests of the decedent and the killer in property held by them at the time of the killing as tenants by the entireties, transforming the interests of the decedent and killer into tenancies in common</p> <p>NJ ST 3B:7-1.1</p>	<p>spouses</p> <p>NJ ST 46:3-17.4</p>
New Mexico	<p>None; husband and wife may hold property as joint tenants, tenants in common or as community property</p> <p>NM ST § 40-3-2</p>	None	None	None
New York	<p>Estates as to the number of persons owning an interest therein are classified as follows: (1) in severalty; (2) joint tenancy; (3) tenancy in</p>	<p>A disposition of real property to a husband and wife creates in them a tenancy by the entirety, unless expressly declared</p>	None	None

	<p>common; and (4) only as to real property and, on and after January first, nineteen hundred ninety-six, as to the shares of stock of a cooperative apartment corporation allocated to an apartment or unit together with the appurtenant proprietary lease, tenancy by the entirety NY EST POW & TRST § 6-2.1</p>	<p>to be a joint tenancy or a tenancy in common; a disposition on or after January first, nineteen hundred ninety-six of the shares of stock of a cooperative apartment corporation allocated to an apartment or unit together with the appurtenant proprietary lease to a husband and wife creates in them a tenancy by the entirety, unless expressly declared to be a joint tenancy or a tenancy in the common NY EST POW & TRST § 6-2.2</p>		
North Carolina	<p>A conveyance of real property, or any interest therein, by a husband or a wife to such husband and wife vests the same in the husband and wife as tenants by the entirety unless a contrary intention is expressed in the conveyance NC ST § 39-13.3</p>	<p>Conveyance of real property, or any interest therein, to a husband and wife vests title in them as tenants by the entirety when the conveyance is to a named man "and wife," or a named woman "and husband," or two named persons, whether or not identified in the</p>	<p>Where the slayer and decedent hold property as tenants by the entirety, one half of the property shall pass upon the death of the decedent to the decedent's estate, and the other one half shall be held by the slayer during his or her life, subject to pass upon</p>	<p>A husband and wife shall have an equal right to the control, use, possession, rents, income, and profits of real property held by them in tenancy by the entirety; neither spouse may bargain, sell, lease, mortgage, transfer, convey or in any manner encumber any property</p>

		conveyance as husband and wife, if at the time of conveyance they are legally married, unless a contrary intention is expressed in the conveyance NC ST § 39-13.6	the slayer's death to the slain decedent's heirs or devisees NC ST § 31A-5	so held without the written joinder of the other spouse NC ST § 39-13.6
North Dakota	None	None	<p>Right of survivorship between parties married to each other arising from express terms of account may not be altered by will ND ST 30.1-31-13</p> <p>Multiple owners of a security registered in beneficiary form may hold as, among others, tenants by entirety ND ST 30.1-31-22</p>	None
Ohio	None; if any interest in real property is conveyed or devised to two or more persons, such persons hold title as tenants in common and the joint interest created is a tenancy in common OH ST § 5302.19	None	None	None

Oklahoma	<p>A joint interest is one owned by several persons in either real or personal property in equal shares, being a joint title created by a single instrument, will or transfer when expressly declared in the instrument, will or transfer to be a joint tenancy, or as between husband and wife a tenancy by entirety or joint tenancy as the grantor may elect, or when granting or devising to executors or trustees as joint tenants; a tenancy by entirety can only be created between husband and wife</p> <p>OK ST T. 60 § 74</p>	<p>Such joint tenancy or tenancy by entirety may be created by transfer to persons as joint tenants or tenants by entirety from an owner or a joint owner to himself and one or more persons, or from tenants in common to themselves, or by coparceners in voluntary partition, and such estates may be created by or for persons who have elected to become bound under any community property act now in existence or which may hereafter be enacted; an adjudication of incompetency shall not operate to terminate such an estate</p> <p>OK ST T. 60 § 74</p>	None	None
Oregon	<p>Tenancies are as follows: tenancy at sufferance, tenancy at will, tenancy for years, tenancy from year to year, tenancy from month to month, tenancy by entirety and tenancy for life;</p>	<p>A tenancy by entirety and a tenancy for life shall be such as now fixed and defined by the laws of the State of Oregon</p> <p>OR ST § 91.030</p>	<p>If a slayer of a decedent and the decedent, or an abuser of a decedent and the decedent, owned property as tenants by the entirety or with a right of survivorship, upon the</p>	None

	the times and conditions of the holdings shall determine the nature and character of the tenancy OR ST § 91.020	When a husband or wife conveys to the other an undivided one-half of any real property and retains a like undivided half, and in such conveyance there are used words indicating an intention to create an estate in entirety, said husband and wife hold the real property described in the conveyance by the entirety OR ST § 108.090	death of the decedent an undivided one-half interest remains in the slayer or abuser for the lifetime of the slayer or abuser and subject to that interest the property passes to and is vested in the heirs or devisees of the decedent other than the slayer or abuser OR ST § 112.475	
Pennsylvania	None	None	<p>When there is sufficient evidence that tenants by entirety have died simultaneously, property so held shall be distributed by halves as if the parties had survived 20 Pa.C.S.A. § 8503</p> <p>One-half of property held by slayer and decedent as tenants by entirety shall pass upon death of decedent to his estate, and other half held by slayer during his life,</p>	None

			subject to pass upon his death to estate of decedent 20 Pa.C.S.A. § 8805	
Rhode Island	In deeds hereafter made, lands, tenements and hereditaments, or a thing in action, may be conveyed by a person to him or herself jointly with another person by the like means by which it might be conveyed by him or her to another person; and may in like manner, be conveyed by a husband to his wife and by a wife to her husband, alone or jointly with another person; and may also in like manner, be conveyed by a husband to himself and to his wife and by a wife to herself and to her husband as tenants by the entirety; and may also in like manner be conveyed by co-tenants to any one of the co-tenants RI ST § 34-11-3	None	One-half (1/2) of property held by the slayer and the decedent as tenants by the entirety shall pass upon the death of the decedent to his or her estate, and the other half shall be held by the slayer during his or her life subject to pass upon his or her death to the estate of the decedent RI ST § 33-1.1-5	None
South Carolina	Nothing contained in this	None	None	None

	section shall be construed to create the estate of tenancy by the entirety SC ST § 27-7-40			
South Dakota	None; a husband and wife may hold real or personal property together as joint tenants or tenants in common SD ST § 25-2-3	None	None	None
Tennessee	Nothing in this chapter shall be construed as abolishing tenancies by the entirety TN ST 31-1-108 Any apartment may be held and owned by more than one (1) person, as tenants in common, as tenants by the entirety, or in any other real estate tenancy relationship recognized under the laws of the state of Tennessee TN ST § 66-27-105	Any married person owning property or any interest therein in such person's own name, desiring to convert such person's interest in such property into an estate by the entirety with such person's spouse, may do so by direct conveyance to such spouse by an instrument of conveyance which shall provide that it is the grantor's intention by such instrument to create an estate by the entirety in and to the entire interest in the property previously held by the grantor	That no conviction shall work corruption of blood or forfeiture of estate; the estate of such persons as shall destroy their own lives shall descend or vest as in case of natural death; if any person be killed by casualty, there shall be no forfeiture in consequence thereof TN CONST Art. 1, § 12	None

		TN ST § 66-1-109		
Texas	None	None	None	None
Utah	For the purposes of this subsection, "co-owners with right of survivorship" includes joint tenants, tenants by the entireties, and other co-owners of property or accounts held under circumstances that entitles one or more to the whole of the property or account on the death of the other or others UT ST § 75-2-702	None	None	None
Vermont	Legal benefits, protections and responsibilities of spouses, which shall apply in like manner to parties to a civil union, include laws relating to the eligibility to hold real and personal property as tenants by the entirety (parties to a civil union meet the common law unity of person qualification for purposes of a tenancy by the entirety) VT ST T. 15 § 1204	None	None	Real estate and tangible personal property and the products thereof, held and owned by husband and wife by the entirety, are made chargeable during the lifetime of the husband for the debts contracted by him for the necessary upkeep of such property, in the same manner and to the same extent as if owned and held by him in his sole name

	<p>Without an intervening conveyance a person may convey interests in real estate directly to himself in a different legal capacity, or to his spouse, or to himself and one or more other persons, including his spouse; a person shall not convey an interest in a tenancy by the entirety or in homestead property to any person except his spouse, unless the spouse joins in the conveyance</p> <p>VT ST T. 27 § 349</p>			VT ST T. 15 § 67
Virginia	<p>Any husband and wife may own real or personal property as tenants by the entireties. Personal property may be owned as tenants by the entireties whether or not the personal property represents the proceeds of the sale of real property</p> <p>VA ST § 55-20.2</p>	<p>The expression "with survivorship," or any equivalent language, is employed in such titling, registering or endorsing, it shall be presumed that such persons are intended to own the property as joint tenants with the right of survivorship as at common law</p> <p>VA ST § 55-20.1</p>	<p>Any estate, real or personal, is conveyed or devised to a husband and his wife, they shall take and hold the same by moieties in like manner as if a distinct moiety had been given to each by a separate conveyance</p> <p>VA ST § 55-20</p> <p>An intent that the part of the one dying should</p>	<p>No lien arising out of a judgment under this section shall attach to the judgment debtors' principal residence held by them as tenants by the entireties or that was held by them as tenants by the entireties prior to the death of either spouse where the tenancy terminated as a result of the death of either spouse.</p>

			belong to the other shall be manifest from a designation of a husband and wife as "tenants by the entireties" or "tenants by the entirety" VA ST § 55-20.2	VA ST § 55-37
Washington	<p>None; there shall be a form of co-ownership of property, real and personal, known as joint tenancy; a joint tenancy shall have the incidents of survivorship and severability as at common law, including the unilateral right of each tenant to sever the joint tenancy WA ST 64.28.010</p> <p>Every interest created in favor of two or more persons in their own right is an interest in common, unless acquired by them in partnership, for partnership purposes, or unless declared in its creation to be a joint tenancy WA ST 64.28.020</p>	None	<p>The right of survivorship as an incident of tenancy by the entireties is abolished WA ST 11.04.071</p>	None

West Virginia	None; when any joint tenant or tenant by the entireties of an interest in real or personal property, whether such interest be a present interest, or by way of reversion or remainder or other future interest, shall die, his share shall descend or be disposed of as if he had been a tenant in common WV ST § 36-1-19	None	When any joint tenant or tenant by the entireties of an interest in real or personal property, whether such interest be a present interest, or by way of reversion or remainder or other future interest, shall die, his share shall descend or be disposed of as if he had been a tenant in common WV ST § 36-1-19	None
Wisconsin	None; interests in property may be owned concurrently by 2 or more persons as joint tenants or as tenants in common WI ST 700.17	None	None	None
Wyoming	None	A joint tenancy or a tenancy by the entirety as to any interest in real or personal property may be established by the owner thereof, by designating in the instrument of conveyance or transfer, the names of such joint tenants or tenants by the	If any person dies who is the owner with his surviving spouse of an estate by entireties any person interested in the affected property may make the death a matter of record by recording in the office of the county clerk of the county in	None

		entirety, including his own, without the necessity of any transfer or conveyance to or through a third person WY ST § 34-1-140	which the property is situate an affidavit describing the property, the instrument under which the estate was vested with appropriate references to its recording data if the instrument was recorded, and certifying under oath to the death of the decedent as the party who was named in and whose death terminated his previous estate in the property under the vesting instrument WY ST § 2-9-102	
United States	None	None	None	None
Guam	A security may be registered in beneficiary form, held as tenants by the entireties 15 G.C.A. § 853	None	None	None
Puerto Rico	None	None	None	None
Virgin Islands	A conveyance or devise of real property to husband and wife jointly creates an estate by the entirety unless otherwise provided	None	None	None

	<p>in the deed or will 28 V.I.C. § 7</p> <p>Apartments may be held and owned by more than one person as joint tenants, as tenants in common, as tenants by the entireties (in the case of husband and wife) 28 V.I.C. § 903</p>			
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