

# RE A120: LEGAL ASPECTS OF REAL ESTATE

Item	Value
Curriculum Committee Approval Date	03/23/2022
Top Code	051100 - Real Estate
Units	3 Total Units
Hours	54 Total Hours (Lecture Hours 54)
Total Outside of Class Hours	0
Course Credit Status	Credit: Degree Applicable (D)
Material Fee	No
Basic Skills	Not Basic Skills (N)
Repeatable	No
Grading Policy	Standard Letter (S)

## Course Description

Escrows, sales contracts, trust deeds, landlord tenant, liens, probate sales, joint tenancy, etc. Emphasizes the more complex aspects of real estate law. ADVISORY: RE A110. Transfer Credit: CSU.

## Course Level Student Learning Outcome(s)

1. Describe the different legal implications of real estate contracts.
2. Explain the difference between legal and illegal real estate activities.
3. Describe the legal process of documenting a real estate transaction.

## Course Objectives

- 1. Recognize and describe the legal implications of various typical real estate transactions.
- 2. Differentiate between legally proper and legally improper real estate activities.
- 3. Discuss the purpose and functions of a real estate contract.
- 4. Recognize the importance of agency law.
- 5. Differentiate between conveyances at law and by the parties
- 6. Discuss the meaning and implication of how one takes title to real property.
- 7. Distinguish between voluntary and involuntary liens.
- 8. Discuss the police power of the state with regard to real property.

## Lecture Content

Sources of Law and Land Titles Real Property Law and its Origins  
The Court Structure Estates in Real Property Contracts in General  
Essential Elements of a Contract Statute of Frauds Breach of Contract  
Nature of Damages Real Estate Contracts and Their Use Revocation of  
Authority Right to Compensation Option as a Contract Right in Land Law  
of Agency and Regulation of Real Estate Agents Real Estate Broker as  
Special Agent Termination of Agency Administrative Regulations Duties  
and Liabilities of Licensees Duties and Liabilities to Principal Unlawful  
Practice of Law Disciplinary Proceedings Acquisition, Conveyance,  
and Escrows, Part One Condemnation (Eminent Domain) Dedication  
Wills and Succession Acquisition, Conveyances, and Escrows, Part Two  
Acknowledgments Transfers by Attorneys-in-fact Escrows Ownership  
Forms and Implications Tenancy in Common Community Property  
Joint Ventures Creation and Enforcement of Security Devices Deeds of

Trust Compared with Other Instruments Nature and Characteristics of  
a Deed of Trust Discharge of Obligation and Related Problems Creation  
and Enforcement of Security Devices - Part 1 Nonjudicial Foreclosure  
under Power of Sale (Trustees Sale) Judicial Foreclosure of Trust Deed  
Deficiency Judgments Purchase Money Deed of Trust Creation and  
Enforcement of Security Devices - Part 2 Land Contracts Title or Interest  
of Vendor Title or Interest of Vendee Conveyance in Fulfillment of the  
Contract Involuntary Liens, Recording, Priorities, Homesteads, and  
Title Insurance Judgment Liens Recording Homesteads Mechanics  
Lien Limitations on Use, Including Tax Burden - Part 1 Creation and  
Validity of Restrictions General Plan Restrictions Interpretation of  
Particular Restrictions Termination of Restrictions Limitations on  
Use, Including Tax Burden - Part 2 Nature and Purpose of Zoning  
Other Government Regulations Affecting Use Land Use, Descriptions,  
Subdivisions, and Investment Regulations Descriptions Regulation of  
Subdivisions Subdivision Map Act Sale of Subdivided Lands Adjoining  
Owner Problems Definition and Nature of Easements Encroachments  
Boundaries Lease and the Landlord-tenant Relationship Nature and  
Duration of a Lease Transfer of Lessors or Lessees Interest Property  
Management

## Method(s) of Instruction

- Lecture (02)
- DE Online Lecture (02X)

## Instructional Techniques

1. Recognize and describe the legal implications of various typical real estate transactions.
2. Differentiate between legally proper and legally improper real estate activities.
3. Discuss the purpose and functions of a real estate contract.
4. Recognize the importance of agency law.
5. Differentiate between conveyances at law and by the parties
6. Discuss the meaning and implication of how one takes title to real property.
7. Distinguish between voluntary and involuntary liens.
8. Discuss the police power of the state with regard to real property.

## Reading Assignments

Homework questions; vocabulary list; term project

## Writing Assignments

Homework questions; vocabulary list; term project

## Out-of-class Assignments

Homework questions; vocabulary list; term project

## Demonstration of Critical Thinking

Quizzes and exams; term project; student research project

## Required Writing, Problem Solving, Skills Demonstration

Homework questions; vocabulary list; term project

## Textbooks Resources

1. Required Huber, Walter Roy and Kim Tyler. . California Real Estate Law., 9th ed. Educational Textbooks Company,, 2018 Rationale: - 2.
- Required Henry, Reiner, Gotanda, Dorsey. California Real Estate Law, 5th ed. Rockwell Publishing, Inc., 2020