

RE C110: REAL ESTATE LEGAL ASPECTS

Item	Value
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), • Pass/No Pass (B)

Course Description

A study of real estate law affecting property ownership and transactions in California. Students examine legal systems, laws, and regulations as they apply to real property interests, transfers, and land use. Topics include the law of agencies, deeds and contracts, real estate finance, estates, title issues, and landlord-tenant actions. This is a required course for the California Real Estate Broker license, an elective for the California Real Estate Salesperson license, and is designed to help prepare students for the California Real Estate Broker exam. Meets updated state and federal fair housing law training requirements for real estate professionals pursuant to the California Business and Professions Code. ADVISORY: RE C100. Transfer Credit: CSU.

Course Objectives

1. Apply the legal aspects of real estate law related to buying, selling, exchanging, and owning real estate.
2. Analyze and compare types of leases.
3. Given hypothetical situations, compare and contrast the nature and classes of real property, physical liens, restrictions, and easements and will demonstrate the recording process.
4. Identify and describe title, physical liens, restrictions, and easements.

Lecture Content

Introduction to the Law of Real Property Concurrent Ownership Surveys and Land Descriptions Public Regulation and Encumbrances Easements and Licenses Contracts Preparation and Review of a Real Estate Contract Deeds Financing Sources in Real Estate Transactions Legal Aspects of Real Estate Finance Mortgage Forms and Provisions Title Examinations Title Insurance Real Estate Closings Real Estate Closing Forms and Examples Condominiums and Cooperatives Leases

Method(s) of Instruction

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

Instructional Techniques

A variety of instructional techniques will be employed to encompass different student learning styles. These may include, but are not limited

to, lectures, discussion, projects and small group activities. Instruction will be supplemented, where appropriate, by digital media presentations resources, guest speakers and field trips.

Reading Assignments

Students will complete reading assignments assigned from the textbook, supplemental readings, handouts, internet resources, and any assignments from the Coastline Library.

Writing Assignments

Weekly discussions and peer review critiques, along with research activities concerning the legal procedures of real estate procedures.

Out-of-class Assignments

Outside of the classroom students will read the required materials, study for quizzes and exams, and conduct research, where applicable, to prepare papers and essays.

Demonstration of Critical Thinking

Students will demonstrate critical thinking by applying skills learned to solve/complete actual real estate legal scenarios, as well as active participation in thought provoking class discussions.

Required Writing, Problem Solving, Skills Demonstration

Allows the student to demonstrate the ability to identify the appropriate use of each common real estate legal form, procedure or dispute.

Eligible Disciplines

Business: Masters degree in business, business management, business administration, accountancy, finance, marketing, or business education OR bachelors degree in any of the above AND masters degree in economics, personnel management, public administration, or Juris Doctorate (J.D.) or Legum Baccalaureus (LL.B.) degree OR bachelors degree in economics with a business emphasis AND masters degree in personnel management, public administration, or J.D. or LL.B. degree OR the equivalent. Masters degree required. Real estate: Any bachelors degree and two years of professional experience, or any associate degree and six years of professional experience.

Textbooks Resources

1. Required Hinkel, Daniel. PRACTICAL REAL ESTATE LAW, 8th ed. 9780357358375: Cengage Publishing, 2021 Rationale: ISBN (ebook): 9780357699287

Other Resources

1. Coastline Library