

PELLISSIPPI STATE COMMUNITY COLLEGE
MASTER SYLLABUS

PROPERTY LAW
LEGL 2340 (formerly LAW 2030)

Class Hours: 3.0

Credit Hours: 3.0

Laboratory Hours: 0.0

Date Revised: Fall 2015

Catalog Course Description:

Study of real estate law including estates in land, concurrent ownership, and transactions involving the sale and lease of real property. Emphasis placed on information gathering, title search, and preparation of documents used in basic real estate transactions, file management, and real estate closings.

Entry Level Standards:

College-level competencies in reading and English are required.

Prerequisites:

LEGL 1300

Textbook(s) and Other Course Materials:

Helewitz, Jeffrey A., *Basic Real Estate and Property Law for Paralegals*, 4th Ed., 2012, Wolters Kluwer Law & Business.

I. Week/Unit/Topic Basis:

Week	Chapter	Topic
1-2	1	Introduction to the law of real property (1.0 hr.); estates in land (2.0 hr.); future interests (1.5 hrs.); leaseholds and freeholds (1.0 hr.) and practical tips for paralegal practice (.5 hr.)
3	2	Adverse possession (1.0 hr.); surface and water rights (1.0 hr.); public and private nuisance (1.0 hr.)
4	3	Encumbrances, easements, and licenses: zoning (.5 hr.); environmental protection laws (.5 hr.); eminent domain (.5 hr.); judgment liens and mechanics and materialmen's liens (.5 hr.); easements (.5 hr.); licenses (.5 hr.)
5	4	Conveyancing: Land sales contracts (1.0 hr.); Deeds: warranty (.5 hr.); requirements for transfer (.5 hr.); mortgages (.5 hr.); recording statutes (.5 hr.)
6		Title Examination: Field trip to Register of Deeds office (3.0 hrs.)
7	4	Deeds: practical drafting assignments (3.0 hrs.)
8-11	5	Real Estate Closings: Responsibilities of purchaser (.5 hr.); responsibilities of seller (.5 hr.); provisions of Real Estate Settlement Procedure Act (1.0 hr.); Complete the HUD-1 Uniform Settlement Statement (1.0 hr.); real estate contract (.5 hr.); ordering survey,

		termite inspection, hazard and fire insurance (.5 hr.); Amount of loan: interest rate, terms of loan, repayment terms, security (1.0 hr.); loan expenses (.5 hr.); disbursal, recordation, transmittal of documents (.5 hr.); affidavits (.5 hr.); sale and transfer documents (1.0 hr.); residential closing (.5 hr.); practical assignment (1.0 hr.); all post-closing procedures (3.0 hr.);
12	6	Condominiums, Cooperatives and Commercial Property (2.0 hr.); practical tips (1.0 hr.)
13	7	Landlord-tenant law: the lease (1.0 hr.); Tenant's duties (1.0 hr.); Landlord's duties (1.0 hr.)
14	8	Personal property: intangibles (.5 hr.); tangibles (.5 hr.); methods of transferring property (1.0 hr.); common carriers and innkeepers (.5 hr.); practical paralegal tips (.5 hr.)
15	→	Final Examination

II. Course Goals*:

The course will:

- A. Expand student's knowledge of legal vocabulary. (II, III, IV)
- B. Expand student understanding of legal ethics. I, III, IV
- C. Enhance student understanding of property law and property information research including title searches. II, III, V
- D. Provide students with hands-on experience in drafting real estate documents. I, II, III, IV, V

*Roman numerals after course objectives reference goals of the Paralegal Studies program.

III. Expected Student Learning Outcomes*:

Students will be able to:

1. Understand the laws of real property. (A,B)
2. Conduct an effective title search. (A,D)
3. Draft the necessary documents for a routine real estate transaction from contract to closing, including the real estate contract, promissory note, deed of trust, deed, and closing statement. (A,B,C,D)
4. Prepare for, arrange, and conduct a real estate closing. (A,B,C,D)
5. Demonstrate a complete and thorough understanding of legal ethics. (B)

* Capital letters after Expected Student Learning Outcomes reference the course goals listed above.

IV. Evaluation:

Testing Procedures: 70%

Students are evaluated primarily on the basis of tests. The instructor will provide full details the first week of class via a syllabus supplement.

B. Laboratory Expectations:

N/A

C. Field Work: 20%

Students will complete several out-of-class skills projects. These may include:

- Drafting quitclaim deed
- Drafting other documents used in real estate
- Drafting closing documents
- Field trip to Knox County Register of Deeds

D. Other Evaluation Methods: 10%

1. Class participation, group work, and homework will also comprise the final grade for the course. The instructor will provide full details the first week of class via a supplementary syllabus.
2. All tests and papers will be graded for spelling and English usage in addition to content and format.
3. Any student encountering academic difficulty during the term is strongly encouraged to meet with the instructor to discuss options and solutions.

E. Grading Scale:

A	93-100
B+	88-92
B	83-87
C+	78-82
C	73-77
D	65-72
F	64 and below

V. Policies:

A. Attendance Policy:

Pellissippi State expects students to attend all scheduled instructional activities. As a minimum, students in all courses (excluding distance learning courses) must be present for at least 75 percent of their scheduled class and laboratory meetings in order to receive credit for the course. Individual departments/programs/disciplines, with the approval of the vice president of Academic Affairs, may have requirements that are more stringent. In very specific circumstances, an appeal of the policy may be addressed to the head of the department in which the course was taken. If further action is warranted, the appeal may be addressed to the vice president of Academic Affairs.

B. Academic Dishonesty:

Academic misconduct committed either directly or indirectly by an individual or group is subject to disciplinary action. Prohibited activities include but are not limited to the following practices:

- Cheating, including but not limited to unauthorized assistance from material, people, or devices when taking a test, quiz, or examination; writing papers or reports; solving problems; or completing academic assignments.
- Plagiarism, including but not limited to paraphrasing, summarizing, or directly quoting published or unpublished work of another person, including online or computerized services, without proper documentation of the original source.
- Purchasing or otherwise obtaining prewritten essays, research papers, or materials prepared by another person or agency that sells term papers or other academic materials to be presented as one's own work.
- Taking an exam for another student.
- Providing others with information and/or answers regarding exams, quizzes, homework or other classroom assignments unless explicitly authorized by the instructor.
- Any of the above occurring within the Web or distance learning environment.

Please see the Pellissippi State Policies and Procedures Manual, Policy 04:02:00 Academic/Classroom Conduct and Disciplinary Sanctions for the complete policy.

C. Accommodations for disabilities:

Students that need accommodations because of a disability, have emergency medical information to share, or need special arrangements in case the building must be evacuated should inform the instructor immediately, privately after class or in her or his office. Students must present a current accommodation plan from a staff member in Disability Services (DS) in order to receive accommodations in this course. Disability Services may be contacted by sending email to disabilityservices@pstcc.edu, or by visiting Alexander 130. More information is available at <http://www.pstcc.edu/sswd/>.

D. Other Policies:

Computer Usage Guidelines: College-owned or –operated computing resources are provided for use by students of Pellissippi State. All students are responsible for the usage of Pellissippi State's computing resources in an effective, efficient, ethical and lawful manner. (*Pellissippi State Online Catalog*)