

Pellissippi State Community College
Master Syllabus

**PROPERTY LAW
2030**

Class Hours: 3.0
Credit Hours: 3.0
Laboratory Hours: 0.0
Revised: April 15, 2011

Instructor:
Office:
Phone:
Email:

Catalog Course Description:

A study of real estate transactions and conveyances, including deeds, contracts, leases, deeds of trust and zoning. Drafting and recording of real estate documents and search of public documents. An introduction to property law, personal property issues and bailment.

Entry Level Standards:

College-level competencies in logic, reading, and English are required.

Prerequisites: LAW 1000

Textbook(s) and Other Course Materials:

1. Bevans, Neal R., *Real Estate and Property Law for Paralegals*, 2nd Edition (Aspen Publishers, 2009) ISBN: 978-0-7355-6944-7

I. Week/Unit/Topic Basis:

Week	Topic
1	Chapter 1 Fundamental Concepts of Real Property (1.0 hour); Personal property (1.0 hour); Ethics and Real Property Practice (1.0 hour)
2	Chapter 2 Estates in real property: Modern day estates (0.5 hour); Future interests (0.5 hour); Common owners rights and duties (0.5 hour); Ethics (0.5 hour); Classifications of property (1.0 hour)
3	Chapter 3 Property descriptions and Determining Property Boundaries: Surveys and Land descriptions: Legal Descriptions of Property(0.5 hour) ; metes and bounds (0.5 hour); Government survey (0.25 hour); Plat method (0.25 hour); Location of Documents (1.0 hour); water rights (0.5 hour)
4	Chapter 4 Transferring title to Real Estate: Methods of transferring title (1.0 hour); Adverse Possession (0.5 hour); Ethics (0.5 hour); Eminent domain (1.0 hour)

- 5 Chapter 5
Rights Associated with Real Estate: Fixtures(0.5 hour), easements, water, air and mineral rights (2.0 hours), liens (0.5 hour)
- 6 Chapter 6
Real Estate Contracts: Basic components(1.0 hour) , contract process (1.0 hour), Statute of Frauds(0.5 hour), drafting real estate contracts (0.5 hour)
- 7 Chapter 7
Landlord Tenant Law: obligations between landlords and tenants (0.5 hour), basic features of leasehold estates (1.0 hour), creation, administration and termination of tenancies (1.0 hour); URLTA(0.5 hour)
- 8 Chapter 8
Real Estate Deeds: types of deeds(1.0 hour), legal requirements of a deed(0.5 hour), function of deed clauses(1.0), warranties made by deeds(0.5 hour)
- 9 Chapter 9
Real Estate Financing and Mortgages: types of mortgages(1.0 hour); function of Fannie Mae, Ginnie Mae, and Freddie Mac (0.5 hour); Purpose of secondary mortgage market and impact on real estate financing (1.0 hour); common clauses and provisions in mortgages and deeds of trust (0.5 hour)
- 10 Chapter 10
Public and Private Restrictions on Land: zoning(1.0 hour), urban planning(0.5 hour), covenants and restrictions(0.5 hour), nuisance actions(0.5 hour), laws affecting private property ownership (0.5 hour)
- 11 Chapter 11
Real Estate professions: classification of agents, brokers, inspectors, surveyors, and MLS (1.0 hour); role of brokers (0.5 hour); law of agency for brokers (1.0 hour); function of inspectors and surveyors (0.5 hour)
- 12 Chapter 12
Title Insurance and Title Exams: public record information sources (0.5 hour); steps in doing a title exam (2.0 hours); legal malpractice and title searches (0.5 hour)
- 13 Chapter 13
Real Estate Closings: Basic Procedures of a real estate settlement (1.0 hour); participants and their roles in a closing(0.5 hour); Documents required at a closing (1.0 hour); Paralegals role in real estate closings(0.5 hour)
- 14 Chapter 14
Taxation Issues in Real Property: Government's power to levy taxes (0.5 hour); types of properties that can be taxed(0.5 hour), types of property that are exempt from taxation (0.5 hour); Enforcement of tax regulations (0.5 hour); Tax auction procedures and consequences (1.0 hour)
- 15 Final Exam Period

II. Course Goals:*

The course will

- A. Expand student's knowledge of legal vocabulary. (II, III, IV)
- B. Build on students' effective use of professional ethics with practice elements of the work ethic such as professionalism, preparedness, punctuality, honesty, cooperation, dependability, contribution, effectiveness, and good manners. (I, II)
- C. Enhance development of critical thinking, problem solving, goal setting, and planning skills through the performance of course assignments such as drafting exercises, case analysis, team case studies, experiential exercises, and oral presentations. (II, III, IV, V)
- D. Expand student understanding of property law and property information research including title research. (II, III, V)
- E. Develop students awareness of the ethics used in preparing legal real estate documents. (I)
- F. Provide students with hands-on experience in drafting Quit Claim Deeds. (I, II, III, IV, V).

*Roman numerals after course objectives reference goals of the Paralegal Studies program. Career Program Goals and General Education Goals are listed

http://www.pstcc.edu/departments/curriculum_and_instruction/syllabi/ .

III. Expected Student Learning Outcomes:*

- 1. Students will be able to recognize and demonstrate acts that constitute professional behavior. (B)
- 2. Students will be able to identify and articulate acts that constitute unethical behavior. (B)
- 3. Students will be able to understand the legal concept of property ownership (A, D)
- 4. Students will be able to distinguish between real and personal property (A,D)
- 5. Students will be able to identify the estates of ownership for real property (A,D)
- 6. Students will be able to understand and be able to explain the legal concept of adverse possession(A,C,D)
- 7. Students will be able to distinguish and explain the four types of concurrent ownership (C)
- 8. Students will understand the public restrictions on the use of real property such as zoning, building codes, eminent domain, and subdivision restrictions(A,C,D)
- 9. Students will be able to identify the various easements and their methods of creation and termination (A,C,D)
- 10. Students will be able to explain the requirements of a valid real estate contract (A D, E)
- 11. Students will be able to identify and understand the types of deeds used in real estate practice (D)
- 12. Students will be able to recognize the importance of title examinations (B,C,D)
- 13. Students will be able to identify and analyze the different forms of real estate financing, and the default and foreclosure process (A,C,D,E)
- 14. Students will continue developing a legal vocabulary (A).
- 15. Students will be able to draft a Quit Claim Deed. (A,B,C,D,E)

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

IV. Evaluation:

- A. Testing Procedures: 75% of grade
The instructor's policy on exams, quizzes, homework, attendance, and grades will be provided in a supplement to the course syllabus. Four major exams are recommended.
- B. Laboratory Expectations: None
- C. Field Work: None
- D. Other Evaluation Methods: 25% of grade
Drafting of Quit Claim Deed and other documents used in real estate, Case Analysis and Briefing of Kelo v. City of New London, Conn., field research trip to Register of Deeds
- 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 Community College expects students to attend all scheduled instructional activities. As a minimum, students in all courses must be present for at least 75 percent of their scheduled class and laboratory meetings in order to receive credit for the course.

(Pellissippi State Online Catalog)

Maintaining continuous attendance in your classes is very important. If you are considering dropping or withdrawing from a course, please check with the Financial Aid Office before doing so. Dropping or withdrawing from a class can adversely affect your financial aid and/or lottery eligibility.

B. Academic Dishonesty:

Plagiarism, cheating and other forms of academic dishonesty are prohibited. A student guilty of academic misconduct, either directly or indirectly through participation or assistance, is immediately responsible to the instructor of the class. In addition to other possible disciplinary sanctions that may be imposed through the regular Pellissippi State procedures as a result of academic misconduct, the instructor has the authority to assign an F or a zero for the exercise or examination or to assign an F in the course. *(Pellissippi State Online Catalog)*

C. Accommodations for disabilities:

Students who 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 Services for Students with Disabilities (SSWD) in order to receive accommodations in this course. Services for

Students with Disabilities may be contacted by going to Goins 127, 132, 134, 135, 131 or by phone: 539-7153 or TTY 694-6429. More information is available at www.pstcc.edu/departments/swd/.

D. Other Policies:

1. **Supplementary Syllabus:** Legal writing, analysis, and citation exercises will be assigned, and will be fully explained by the Instructor's supplementary syllabus. All work shall be expected to be typed unless otherwise instructed.
2. **Late Work:** Late papers will not be accepted nor will make-up tests be given without specific approval of the instructor.
3. **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*)