

RE 80D Course Outline as of Fall 2001**CATALOG INFORMATION**

Dept and Nbr: RE 80D Title: LEGAL ASPECTS

Full Title: Legal Aspects of Real Estate

Last Reviewed: 1/23/2023

Units		Course Hours per Week		Nbr of Weeks	Course Hours Total	
Maximum	3.00	Lecture Scheduled	3.00	17.5	Lecture Scheduled	52.50
Minimum	3.00	Lab Scheduled	0	6	Lab Scheduled	0
		Contact DHR	0		Contact DHR	0
		Contact Total	3.00		Contact Total	52.50
		Non-contact DHR	0		Non-contact DHR	0

Total Out of Class Hours: 105.00

Total Student Learning Hours: 157.50

Title 5 Category: AA Degree Applicable

Grading: Grade Only

Repeatability: 27 - Exempt From Repeat Provisions

Also Listed As:

Formerly:

Catalog Description:

California real estate law, including rights incident to property ownership and management, agency, contracts and application to real estate transfer. Conveyancing, probate proceedings, trust deeds, foreclosure and recent legislation governing real estate transactions. Applies toward State's educational requirements for the broker's examination.

Prerequisites/Corequisites:**Recommended Preparation:****Limits on Enrollment:****Schedule of Classes Information:**

Description: California real estate law, as applied toward the requirements for the California broker's exam. (Grade Only)

Prerequisites/Corequisites:

Recommended:

Limits on Enrollment:

Transfer Credit: CSU;
Repeatability: Exempt From Repeat Provisions

ARTICULATION, MAJOR, and CERTIFICATION INFORMATION:

AS Degree:	Area	Effective:	Inactive:
CSU GE:	Transfer Area	Effective:	Inactive:

IGETC:	Transfer Area	Effective:	Inactive:
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CSU Transfer:	Transferable	Effective:	Fall 1981	Inactive:
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UC Transfer:		Effective:		Inactive:
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CID:

Certificate/Major Applicable:
Certificate Applicable Course

COURSE CONTENT

Outcomes and Objectives:

The students will be able to:

1. identify the source of our legal system;
2. define the laws of agency;
3. define the elements of a valid contract;
4. compare and contrast the types of contracts used in Real Estate;
5. compare and contrast estates in Real Estate;
6. define ownership and contrast ownership interest in Real Estate;
7. identify instruments used in Real Estate and demonstrate when used;
8. define adjacent property rights such as easements, water rights, and nuisance;
9. define the landlord tenant relationship.

Topics and Scope:

Sources of law and the judicial system

- definition of law
- influences on our legal system
- constitutional and statutory law
- court structure
- lawsuit procedure
- judicial and non-judicial remedies

Law of Agency

- agency defined
- types of agents
- how agencies are created/terminated
- duties and responsibilities of licenses

Law of Contracts

- types of contracts
- contract essentials

- Real Estate contracts
- listings
- options
- leases

Estates in Real Estate

- Freehold/less than Freehold
- Ownership
- tenancy in common
- joint tenancy
- community property
- partnerships

Acquisitions and Conveyances

Real Property Security Devices

- Notes
- Deeds of Trusts/Mortgages
- Liens

Adjacent Property Rights

- Encroachment
- Nuisance
- Water rights
- Easements

Landlord/Tenant Law

Assignment:

1. Reading assignments.
2. Case studies

Methods of Evaluation/Basis of Grade:

Writing: Assessment tools that demonstrate writing skills and/or require students to select, organize and explain ideas in writing.

Essay exams

Writing
1 - 35%

Problem Solving: Assessment tools, other than exams, that demonstrate competence in computational or non-computational problem solving skills.

Quizzes, Exams

Problem solving
3 - 30%

Skill Demonstrations: All skill-based and physical demonstrations used for assessment purposes including skill performance exams.

Class performances

Skill Demonstrations
2 - 20%

Exams: All forms of formal testing, other than skill performance exams.

Multiple choice, True/false

Exams
1 - 40%

Other: Includes any assessment tools that do not logically fit into the above categories.

None

Other Category
0 - 0%

Representative Textbooks and Materials:

CALIFORNIA REAL ESTATE LAW by Pivar and Bruss, 4th Edition. Dearborn Publishing, copyright 2000