RE 55 Course Outline as of Fall 2005

CATALOG INFORMATION

Dept and Nbr: RE 55 Title: LEGAL ASPECTS OF RE
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:	00 - Two Repeats if Grade was D, F, NC, or NP
Also Listed As:	
Formerly:	RE 80D

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 educational requirements for the California Real Estate Broker's examination.

Prerequisites/Corequisites:

Recommended Preparation:
Course Eligibility for ENGL 100 and Course Completion of RE 50 (or RE 80A) OR Course Eligibility for EMLS 100 (or ESL 100)

Limits on Enrollment:

Schedule of Classes Information:
Description: California real estate law, as applied toward the requirements for the California Real Estate Broker's exam. (Grade Only)
Prerequisites/Corequisites:
Recommended: Course Eligibility for ENGL 100 and Course Completion of RE 50 (or RE 80A)

OR Course Eligibility for EMLS 100 (or ESL 100)
Limits on Enrollment:
Transfer Credit: CSU;
Repeatability: Two Repeats if Grade was D, F, NC, or NP

ARTICULATION, MAJOR, and CERTIFICATION INFORMATION:

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

CSU Transfer:	Transferable	Effective:	Fall 1981	Inactive:
UC Transfer:		Effective:		Inactive:

CID:

Certificate/Major Applicable:
Certificate Applicable Course

COURSE CONTENT

Outcomes and Objectives:
Upon successful completion of the course, students will be able to:
1. Summarize the source of our legal system.
2. Determine the laws of agency.
3. Analyze 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. Examine ownership and contrast ownership interest in real estate.
7. Differentiate instruments used in real estate and decide when each is used.
8. Evaluate adjacent property rights such as easements, water rights, and nuisance.
9. Analyze the landlord-tenant relationship.

Topics and Scope:

1. Sources of law and the judicial system
   a. definition of law
   b. influences on our legal system
   c. constitutional and statutory law
   d. court structure
   e. lawsuit procedure
   f. judicial and non-judicial remedies
2. Law of agency
   a. agency defined
   b. types of agents
   c. how agencies are created/terminated
   d. duties and responsibilities of licenses

3. Law of contracts
    a. types of contracts
    b. contract essentials
    c. real estate contracts
        1) listings
        2) options
        3) leases
4. Estates in real estate and thier relationship to probate
    a. freehold
    b. less than freehold
    c. ownership
        1) tenancy in common
        2) joint tenancy
        3) community property
        4) partnerships
5. Acquisitions and conveyances
6. Real property security devices
    a. notes
    b. deeds of trusts
    c. mortgages
    d. liens
7. Adjacent property rights
    a. encroachment
    b. nuisance
    c. water rights
    d. easements
8. Landlord/tenant law

Assignment:

1. Weekly reading assignments of 15 to 40 pages
2. Case studies pertaining to the judicial system, law of agency, law of contracts, estate holdings, acquisitions and conveyances, security devices, property rights and landlord/tenant law
3. Exams
4. Test corrections and citation of reference to support correct answers

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.

Case studies and referenced test corrections	Writing 20 - 50%

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

None	Problem solving 0 - 0%

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

None	Skill Demonstrations 0 - 0%

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

Multiple choice, True/false, Essay exams	Exams 40 - 70%

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

Participation	Other Category 5 - 10%

Representative Textbooks and Materials:
CALIFORNIA REAL ESTATE LAW by Pivar and Bruss, 4th Edition. Dearborn Publishing, copyright 2002