

CUYAMACA COLLEGE
COURSE OUTLINE OF RECORD

Real Estate 193 – Real Estate Legal Aspects

3 hours lecture, 3 units

Catalog Description

Study of the law governing real property, its sale, lease, hypothecation or other conveyance. Instruments utilized in conveyance or lease of such property will be examined.

Prerequisite

None

Course Content

- 1) Introduction to Real Property
- 2) Constitution - Common & Statutory Law
- 3) Court Structure
- 4) Legal Citations – Common Law
- 5) Estates & Other Interests in Real Property
- 6) Ownership of Real Property
- 7) Government & Private Restrictions on Real Property
- 8) Recording System
- 9) Law of Contracts
- 10) Real Estate Contracts
- 11) Acquisitions & Conveyances of Real Estate
- 12) Deeds & Other Transfers of Real Estate Interests
- 13) Real Estate Mortgages
- 14) Duties & Responsibilities of Licensees
- 15) Regulations of Licensees
- 16) Fair Housing
- 17) Involuntary Liens; Adjacent Property Rights; Land Use
- 18) Foreclosure
- 19) Landlord-Tenant Law
- 20) Condominiums, Planned-Unit Developments and Cooperatives
- 21) Agency Law & Regulation
- 22) Landowner Liability

Course Objectives

Students will be able to:

- 1) Understand sources of real estate law and legal concepts related to real estate ownership, hypothecation, and transfer.
- 2) Describe various interests in real estate, including fee and leasehold estates, as well as non-possessory rights.
- 3) Explain various forms of direct and indirect concurrent ownership of real estate.
- 4) Understand and explain the nature and extent of various appurtenant rights and encumbrances affecting real property.
- 5) Review and understand basic real estate transactions.
- 6) Understand standard industry forms, documents and mandated disclosures required to complete typical real estate transactions.

- 7) Understand general and specific agency relationships, as well as specific real estate licensee obligations.
- 8) Locate and obtain public records and other references to determine chain of title, liens, and matters affecting title.
- 9) Understand sources and extent of basic due diligence obligations in standard real property transactions.

Method of Evaluation

A grading system will be established by the instructor and implemented uniformly. Grades will be based on demonstrated proficiency in subject matter determined by multiple measurements for evaluation, one of which must be essay exams, skills demonstration or, where appropriate, the symbol system.

- 1) Participation in class discussion
- 2) Completion of online modules
- 3) Written Assignments
- 4) Exams (written, aural, subjective, objective)

Special Materials Required of Student

None

Minimum Instructional Facilities

Smart classroom

Method of Instruction

- 1) Lecture and discussion
- 2) Case studies
- 3) Student research
- 4) Written assignments

Out-of-Class Assignments

- 1) Reading assignments
- 2) Quizzes
- 3) Exams
- 4) Written / Video Discussions
- 5) Written assignments
- 6) Short research assignments

Texts and References

- 1) Required (representative example): C. Kerry Fields & Kevin C. Fields, *Essentials of Real Estate Law*, Second edition, Aspen, 2023.
- 2) Supplemental: None

Student Learning Outcomes

Upon successful completion of the course, students will be able to:

- 1) Distinguish among different forms of interests in real property.
- 2) Prepare standard industry contract forms and disclosures necessary to accomplish standard real estate transactions in California in an ethical manner. (Work-Based Learning Outcome).
- 3) Determine chain of title through the examination of public records.
- 4) Explain the effect of standard recorded instruments on ownership interests in real property.