

BUS 0292 - LEGAL ASPECTS OF REAL ESTATE

Catalog Description

Formerly known as BUS 47

Advisory: Completion of BUS 290 with grade of "C" or better

Hours: 54 lecture

Description: Study of the practical aspects of California real estate law, including sources of law, government regulation, property ownership divisions, transfer, title, contracts, escrow, and landlord/tenant relationships. (CSU)

Course Student Learning Outcomes

- CSLO #1: Critically analyze and organize basic data in a precise manner so that when incorporated into contracts, errors are eliminated.
- CSLO #2: Identify problems and develop alternative solutions as they relate to real estate law.
- CSLO #3: Effectively analyze a real estate contract and make recommendations for improvements.

Effective Term

Fall 2020

Course Type

Credit - Degree-applicable

Contact Hours

54

Outside of Class Hours

108

Total Student Learning Hours

162

Course Objectives

1. Compare and contrast different sources of law affecting real estate ownership.
2. Distinguish among varying ownership interests, including liens and non possessory, in real property for effective marketing and investment purposes.
3. Identify key elements of real estate contracts to recognize issues requiring professional legal counsel.
4. Evaluate acquisition of ownership interests.
5. Analyze the requirements to record and the priorities of competing ownership interests in terms of recording statutes.
6. Discuss responsibilities of licensed real estate professionals regarding the standard of client care.
7. Debate the rights and duties of landlords and their tenants.
8. Apply zoning regulations and land use restrictions to real estate transactions.

General Education Information

- Approved College Associate Degree GE Applicability
- CSU GE Applicability (Recommended-requires CSU approval)
- Cal-GETC Applicability (Recommended - Requires External Approval)
- IGETC Applicability (Recommended-requires CSU/UC approval)

Articulation Information

- CSU Transferable

Methods of Evaluation

- Objective Examinations
 - Example: Students will be given multiple choice quiz about zoning regulations. 70% or higher is deemed proficient. (Objective 8)
- Projects
 - Example: Utilizing the standard IRAC (Issue, Rule of Law, Analysis, and Conclusion) methodology utilized in law schools, students shall analyze cases contained in the course text book and in supplemental materials, and submit written case briefs to the instructor for evaluation. (Objective 1)
- Skill Demonstrations
 - Example: Given a specific fact pattern relating to defects identified in a physical inspection of a home by the seller's real estate agent, students shall prepare and submit for instructor evaluation a CAR form property disclosure statement, identifying the defects in a narrative fashion. (Objective 3)

Repeatable

No

Methods of Instruction

- Lecture/Discussion
- Distance Learning

Lecture:

1. Utilizing the standard IRAC (Issue, Rule of Law, Analysis, and Conclusion) methodology utilized in law schools, instructor shall, with student input, analyze cases contained in the course textbook and in supplemental materials, and demonstrate the proper method used to create written case briefs. (Objective 1)
2. Regularly use real-life situations to improve student comprehension and analysis of the standard of client care. (Objective 6)

Typical Out of Class Assignments Reading Assignments

1. Reading one chapter per week in assigned text in advance of class lecture/discussion.
2. Read case law and legal opinions as assigned by instructor.
3. Research Internet resources to determine the current status of personal liability for debts relating to non purchase money loans secured by residential real estate.

Writing, Problem Solving or Performance

1. Given a fact pattern, analyze the respective competing ownership claims of the parties involved.
2. Advise a prospective buyer about all pertinent facts available in the public record concerning a specific piece of property in Placer County through a written report.
3. Research Internet

resources to determine the current status of personal liability for debts relating to non purchase money loans secured by residential real estate.

Other (Term projects, research papers, portfolios, etc.)

Required Materials

- California Real Estate Law
 - Author: Pivar
 - Publisher: Educational Testbook Company
 - Publication Date: 2017
 - Text Edition: 9th
 - Classic Textbook?: No
 - OER Link:
 - OER:

Other materials and-or supplies required of students that contribute to the cost of the course.