

**STATE UNIVERSITY OF NEW YORK  
COLLEGE OF TECHNOLOGY  
CANTON, NEW YORK**



**MASTER SYLLABUS**

**REAL PROPERTY**

**LEST 370**

**Last Updated by: Jondavid DeLong**

**SCHOOL OF BUSINESS AND LIBERAL ARTS  
BUSINESS  
SPRING 2019**

- A. **TITLE: REAL PROPERTY**
- B. **COURSE NUMBER: LEST 370**
- C. **CREDIT HOURS: 3**
- D. **WRITING INTENSIVE COURSE: NO**
- E. **GER CATEGORY: NONE**
- F. **SEMESTER(S) OFFERED: SPRING**
- G. **COURSE DESCRIPTION:**

Students will examine the law of real property as it relates to real estate transactions, landlord-tenant relationships, and real property disputes. Students will learn how real estate transactions are completed in a legal practice setting.

H. **PRE-REQUISITES/CO-REQUISITES:**

- a. Pre-requisite(s): The American Legal System (LEST 101), Business Law II (BSAD 202), or permission of instructor
- b. Co-requisite(s): NONE

I. **STUDENT LEARNING OUTCOMES:**

<b><u>Course Student Learning Outcome [SLO]</u></b>	<b><u>PSLO</u></b>	<b><u>GER</u></b>	<b><u>ISLO</u></b>
a. Understand and explain the different types of ownership of and rights to use of real property.	<p>Demonstrate ability to effectively and professionally communicate in writing.</p> <p>Demonstrate ability to effectively and professionally communicate orally.</p> <p>Understand and articulate the role of common law in the American legal system, including concepts of mandatory (stare decisis) and persuasive authority.</p> <p>Demonstrate knowledge of Constitutional Law, Criminal Law and</p>		<p><b>Industry, Professional, Discipline Specific Knowledge and Skills</b></p> <p><b>Communication Skills</b> Written [W]</p>

	<p>Procedure, Civil Litigation, and at least three of:</p> <ul style="list-style-type: none"> <li>• Negligence and Intentional Torts</li> <li>• Family Law</li> <li>• Real Property</li> <li>• Immigration Law and Border Control</li> <li>• Wills, Estates and Trusts</li> <li>• Environmental Law</li> <li>• American Indian Law and Fed. Policy</li> <li>• Trial Courts and Rules of Evidence</li> </ul>		<p><b>Critical Thinking</b> <i>Critical Analysis [CA]</i></p>
<p>b. Understand and explain the requirements for a legal and enforceable contract for the transfer of an interest in real property.</p>	<p>Demonstrate ability to effectively and professionally communicate in writing.</p> <p>Demonstrate ability to effectively and professionally communicate orally.</p> <p>Demonstrate knowledge of Constitutional Law, Criminal Law and Procedure, Civil Litigation, and at least three of:</p> <ul style="list-style-type: none"> <li>• Negligence and Intentional Torts</li> <li>• Family Law</li> <li>• Real Property</li> <li>• Immigration Law and Border Control</li> <li>• Wills, Estates and Trusts</li> <li>• Environmental Law</li> <li>• American Indian Law and Fed. Policy</li> <li>• Trial Courts and Rules of Evidence</li> </ul>		<p><b>Industry, Professional, Discipline Specific Knowledge and Skills</b></p> <p><b>Communication Skills</b> Written [W]</p> <p><b>Critical Thinking</b> <i>Critical Analysis [CA]</i></p>
<p>c. Understand and explain the requirements for a proper</p>	<p>Demonstrate ability to effectively and</p>		<p><b>Industry, Professional,</b></p>



available for the purchase of interests in real property.

professionally communicate in writing.

Demonstrate ability to effectively and professionally communicate orally.

Demonstrate knowledge of Constitutional Law, Criminal Law and Procedure, Civil Litigation, and at least three of:

- Negligence and Intentional Torts
- Family Law
- Real Property
- Immigration Law and Border Control
- Wills, Estates and Trusts
- Environmental Law
- American Indian Law and Fed. Policy
- Trial Courts and Rules of Evidence

**Discipline Specific Knowledge and Skills**

**Communication Skills**

Oral [O], Written [W]

**Critical Thinking**  
*Critical Analysis*  
[CA]

e. Understand and explain the landlord-tenant relationship, both residential and commercial, and the legal issues arising therefrom.

Demonstrate ability to effectively and professionally communicate in writing.

	<p>Demonstrate ability to effectively and professionally communicate orally.</p> <p>Understand and articulate the role of common law in the American legal system, including concepts of mandatory (stare decisis) and persuasive authority.</p> <p>Demonstrate knowledge of Constitutional Law, Criminal Law and Procedure, Civil Litigation, and at least three of:</p> <ul style="list-style-type: none"> <li>• Negligence and Intentional Torts</li> <li>• Family Law</li> <li>• Real Property</li> <li>• Immigration Law and Border Control</li> <li>• Wills, Estates and Trusts</li> <li>• Environmental Law</li> <li>• American Indian Law and Fed. Policy</li> <li>• Trial Courts and Rules of Evidence</li> </ul>		
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<b>KEY</b>	<b><u>Institutional Student Learning Outcomes [ISLO 1 – 5]</u></b>
<b>ISLO #</b>	<b>ISLO &amp; Subsets</b>
<b>1</b>	<b>Communication Skills</b> Oral [O], Written [W]
<b>2</b>	<b>Critical Thinking</b> <i>Critical Analysis [CA] , Inquiry &amp; Analysis [IA] , Problem Solving [PS]</i>
<b>3</b>	<b>Foundational Skills</b> <i>Information Management [IM], Quantitative Lit./Reasoning [QTR]</i>
<b>4</b>	<b>Social Responsibility</b> <i>Ethical Reasoning [ER], Global Learning [GL],</i>

	<i>Intercultural Knowledge [IK], Teamwork [T]</i>
5	<b>Industry, Professional, Discipline Specific Knowledge and Skills</b>

J. **APPLIED LEARNING COMPONENT:** Yes   X   No       

K. **TEXTS:** Hinkel (2014) Practical Real Estate Law 7th ed., Cengage Learning, ISBN: 9781285448633

L. **REFERENCES:** Articles of current interest and other resources placed on the course online learning site.

M. **EQUIPMENT:** Technology Enhanced Classroom.

N. **GRADING METHOD:** A-F

O. **SUGGESTED MEASUREMENT CRITERIA/METHODS:** Participation, in-class exams, final exam, and assignments.

P. **DETAILED COURSE OUTLINE:**

I. Holding and Using Real Property

- A. Estates in Land
- B. Future Interests
- C. Encumbrances, Easements, Licenses
- D. Deeds
- E. Surveys, Descriptions, Boundaries
- F. Land Use
  - 1. Public
  - 2. Private
- G. Government Regulation
- H. Other Rights Regarding Real Property

II. Transferring Real Property

- A. Offer and Acceptance
- B. Real Property Contracts
  - 1. Drafting
  - 2. Review

- C. Transferring Title
    - 1. Title Examination
    - 2. Title Insurance
  - D. Contingencies
  - E. Closing
    - 1. Regulations
    - 2. Procedures
    - 3. Forms
    - 4. Disclosures
    - 5. Taxes
- III. Real Property Financing
- A. Sources
  - B. Mortgages
  - C. Land Contracts
  - D. Legal Implications
- IV. Landlord-Tenant
- A. Leases
  - B. Security Deposits
  - C. Term of Tenancy
  - D. Issues of Habitability
  - E. Termination of Tenancy
  - F. Assignment/Subletting
  - G. Eviction
  - H. Fair Housing Issues
- V. Other Real Property Issues
- A. Real Estate Professionals
    - 1. Types of Agency



- B. Commercial Property
- C. Condominiums and Cooperatives
- D. Foreclosure
- E. Real Property Disputes

**Q. LABORATORY OUTLINE: N/A**