

# RE A120: LEGAL ASPECTS OF REAL ESTATE

Item	Value
Curriculum Committee Approval Date	03/23/2022
Top Code	051100 - Real Estate
Units	3 Total Units
Hours	54 Total Hours (Lecture Hours 54)
Total Outside of Class Hours	0
Course Credit Status	Credit: Degree Applicable (D)
Material Fee	No
Basic Skills	Not Basic Skills (N)
Repeatable	No
Open Entry/Open Exit	No
Grading Policy	Standard Letter (S)

## Course Description

Escrows, sales contracts, trust deeds, landlord tenant, liens, probate sales, joint tenancy, etc. Emphasizes the more complex aspects of real estate law. ADVISORY: RE A110. Transfer Credit: CSU.

## Course Level Student Learning Outcome(s)

1. Describe the different legal implications of real estate contracts.
2. Explain the difference between legal and illegal real estate activities.
3. Describe the legal process of documenting a real estate transaction.

## Course Objectives

- 1. Recognize and describe the legal implications of various typical real estate transactions.
- 2. Differentiate between legally proper and legally improper real estate activities.
- 3. Discuss the purpose and functions of a real estate contract.
- 4. Recognize the importance of agency law.
- 5. Differentiate between conveyances at law and by the parties
- 6. Discuss the meaning and implication of how one takes title to real property.
- 7. Distinguish between voluntary and involuntary liens.
- 8. Discuss the police power of the state with regard to real property.

## Lecture Content

Sources of Law and Land Titles Real Property Law and its Origins The Court Structure Estates in Real Property Contracts in General Essential Elements of a Contract Statute of Frauds Breach of Contract Nature of Damages Real Estate Contracts and Their Use Revocation of Authority Right to Compensation Option as a Contract Right in Land Law of Agency and Regulation of Real Estate Agents Real Estate Broker as Special Agent Termination of Agency Administrative Regulations Duties and Liabilities of Licensees Duties and Liabilities to Principal Unlawful Practice of Law Disciplinary Proceedings Acquisition, Conveyance, and Escrows, Part One Condemnation (Eminent Domain) Dedication Wills and Succession Acquisition, Conveyances, and Escrows, Part Two Acknowledgments Transfers by Attorneys-in-fact Escrows Ownership Forms and Implications Tenancy in Common Community Property

Joint Ventures Creation and Enforcement of Security Devices Deeds of Trust Compared with Other Instruments Nature and Characteristics of a Deed of Trust Discharge of Obligation and Related Problems Creation and Enforcement of Security Devices - Part 1 Nonjudicial Foreclosure under Power of Sale (Trustee's Sale) Judicial Foreclosure of Trust Deed Deficiency Judgments Purchase Money Deed of Trust Creation and Enforcement of Security Devices - Part 2 Land Contracts Title or Interest of Vendor Title or Interest of Vendee Conveyance in Fulfillment of the Contract Involuntary Liens, Recording, Priorities, Homesteads, and Title Insurance Judgment Liens Recording Homesteads Mechanic's Lien Limitations on Use, Including Tax Burden - Part 1 Creation and Validity of Restrictions General Plan Restrictions Interpretation of Particular Restrictions Termination of Restrictions Limitations on Use, Including Tax Burden - Part 2 Nature and Purpose of Zoning Other Government Regulations Affecting Use Land Use, Descriptions, Subdivisions, and Investment Regulations Descriptions Regulation of Subdivisions Subdivision Map Act Sale of Subdivided Lands Adjoining Owner Problems Definition and Nature of Easements Encroachments Boundaries Lease and the Landlord-tenant Relationship Nature and Duration of a Lease Transfer of Lessor's or Lessee's Interest Property Management

## Method(s) of Instruction

- Lecture (02)
- DE Online Lecture (02X)

## Instructional Techniques

1. Recognize and describe the legal implications of various typical real estate transactions. 2. Differentiate between legally proper and legally improper real estate activities. 3. Discuss the purpose and functions of a real estate contract. 4. Recognize the importance of agency law. 5. Differentiate between conveyances at law and by the parties 6. Discuss the meaning and implication of how one takes title to real property. 7. Distinguish between voluntary and involuntary liens. 8. Discuss the police power of the state with regard to real property.

## Reading Assignments

Homework questions; vocabulary list; term project

## Writing Assignments

Homework questions; vocabulary list; term project

## Out-of-class Assignments

Homework questions; vocabulary list; term project

## Demonstration of Critical Thinking

Quizzes and exams; term project; student research project

## Required Writing, Problem Solving, Skills Demonstration

Homework questions; vocabulary list; term project

## Textbooks Resources

1. Required Huber, Walter Roy and Kim Tyler. . California Real Estate Law., 9th ed. Educational Textbooks Company,, 2018 Rationale: - 2. Required Henry, Reiner, Gotanda, Dorsey. California Real Estate Law, 5th ed. Rockwell Publishing, Inc., 2020