

Property, Real Estate and Contract Law

LEB 370.13 (69469)

Summer 2019

Energy Management Certificate Program

Professor Paula Murray

Instructor: Professor Paula Murray (pmurray@mail.utexas.edu); CBA 6.466; 471-5259. Email is preferred communication method.

Office Hrs: 8-9 M-W or by appointment.

Class: CBA 4.304; we will take a fifteen minute break mid-way through class.

Text: **REAL ESTATE LAW** (11th ed.) by Marianne Jennings.

Grading: This is a fast-paced class. Class attendance is essential. There will be two exams and a group project. There will also be a substantial class participation grade. The grade will be based on:

Exam one: 25%

Exam two: 25%

Group Project 25%

Class participation: 25%

Exams: The exams **will not be** cumulative. They will be made up of objective questions (true-false and multiple choice) and essay questions. For each exam you can use a “cheat sheet”—one piece of paper with anything you want on it. I will post a sample exam and answers on Canvas. I will grade on the plus/minus system.

Group Projects: Each group will pick a topic of a recent development real estate law and/or ethics. Make sure that the problem/issue is highlighted and possible legal or ethical solutions are proposed. I will be grading primarily on content, but will give extra credit for creativity. One possible strategy is for the group to present a debate of the issue. The presentation is 25% of your grade.

The groups will present their research to the class during the last two weeks of the semester. The presentation should be 15-20 minutes, with an extra 5-10 minutes for questioning. All class members are expected to attend the presentations and ask thoughtful questions. Class members will give each group written feedback.

Possible Topics:

1. Endangered Species and Development (I would choose a specific area of the country).
2. Conservation Easements
3. Discrimination in Lending (Redlining)
4. What went wrong in the Financial Meltdown and how Congress “fixed” it.
5. Real Estate Issues in Recent Supreme Court terms
6. Ethical Issues in Foreclosure/ Default
7. Regulation of Wetland Development
8. Ethics of Gentrification
9. Can the Government take property by eminent domain to cure urban blight?
10. Current Issues in Land Use Planning (zoning, historic zoning, ETJ, environmental protection).
11. Recent changes in Bankruptcy Laws
12. What the government is doing to prevent another mortgage meltdown and is it working.
13. Legal and ethical issues with small square footage apartments
14. Foreclosure nightmares
15. Time Shares: What are they and what are the pros and cons

16. Reverse Annuity Mortgages: Pros and cons
17. Short Term Rentals—Air BnB, VRBO
18. Affordable Housing: How to solve the problem...

Any other topic that you may be interested in—just let me ok it.

Participation: There will be two elements to your participation grade—attendance and participation in the class discussion. I will take roll each day. Over two absences will seriously impact your participation grade. Attendance is necessary but not sufficient to receive the best participation grade. In order to excel, you must participate in the class discussion and be prepared for class.

Electronics: No laptops in class without my permission. All phones and other devices need to be muted and put away.

Honor Code: All work is to be individual work, unless otherwise instructed. I take cheating, in any form, very seriously and will prosecute any violator to the fullest extent of the law, including expulsion from the University.

Reading Assignments: This schedule may be modified as time or the subject matter requires. This is a fast paced class, so the schedule is just a good estimation of where we will be each day. I will confirm what we will cover at the end of each class.

7/16 (Tues): Introduction, Ch. 1, Sources of Real Estate Law; Pick Group Members and Group Presentation Project Topic and Presentation Date.

7/18 (Th): Ch 2 Land Interests (omit pp. 27-32); Chapter 3, Extent of Real Estate Interests (omit pp. 48-58), and start Chapter 4, Nonpossessory Interests in Real Estate.

7/23 (Tues): Finish Easements; Chapter 5, Fixtures, and Chapter 6, Liens. GROUP PROJECT

7/25 (TH): Finish Liens; Chapter 8, Co-ownership of Real Estate, Chapter 11 Real Estate Communities; GROUP PROJECT

7/30 (Tues): **MIDTERM EXAM**

8/1 (TH): Ch. 12, The Real Estate Broker, Ch. 13, The Contract; GROUP PROJECT

8/6 (Tues): Finish Contracts, Ch. 14, Methods of Transfer and Conveyance; GROUP PROJECT

8/8 (TH): Ch. 15, Financing, Ch. 17, Will and Estates. GROUP PROJECT

8/13 (Tues): Catch up day.

8/15 (TH): **SECOND EXAM**