

College of San Mateo
Official Course Outline

1. **COURSE ID:** R.E. 121 **TITLE:** Legal Aspects of Real Estate
Units: 3.0 units **Hours/Semester:** 48.0-54.0 Lecture hours; and 96.0-108.0 Homework hours
Method of Grading: Letter Grade Only

2. **COURSE DESIGNATION:**
Degree Credit
Transfer credit: CSU

3. **COURSE DESCRIPTIONS:**
Catalog Description:
Legal aspects of real estate brokerage, real estate sales, real estate ownership, property management, and related topics, along with a study of the facts and principles of California Real Estate Law. (This course has been accepted by the California State Bureau of Real Estate for credit towards sales agent and broker license examinations.)

4. **STUDENT LEARNING OUTCOME(S) (SLO'S):**
Upon successful completion of this course, a student will meet the following outcomes:
 1. Explain key legal aspects of California real estate and its acquisition, titles, vesting, and laws of continuing real estate ownership.
 2. Explain key legal aspects of California real estate agency and sales work.
 3. Explain key aspects of California's judicial system and common real estate dispute resolution.

5. **SPECIFIC INSTRUCTIONAL OBJECTIVES:**
Upon successful completion of this course, a student will be able to:
 1. Apply the principles of Legal Aspects of Real Estate to in-service work experiences as they relate to areas of real estate law.
 2. Pose problems and develop alternative solutions as they relate to implications of real estate law, particularly in the areas of agency, independent contractor, etc.
 3. Critically analyze and organize basic data in a precise manner so that when incorporated into required contracts errors are eliminated.
 4. Prepare and analyze standard form real estate contracts with integrity and in such a manner that they will not only appropriately represent the client but also hold up in a court of Law.
 5. Understand and correctly interpret the latest regulations and legislation so that an agent can properly represent his/her client's interests and comply with licensing law regulating brokers and agents.
 6. Develop a serious sense of integrity which is based on conclusions of fact and current legal rulings.
 7. Read and understand case law in real estate.
 8. Read and understand statutory law in real estate.

6. **COURSE CONTENT:**
Lecture Content:
 1. Sources of Law and the judicial system
 2. Key Laws of Real Estate Agency law
 3. Legal Duties and responsibilities of RE licensees
 4. Regulation of licensees
 5. Law of contracts
 6. Key legal and practical aspects of typical California real estate contracts
 7. California property law
 8. Real estate acquisitions, the key legal types
 9. Real estate ownership titles and several key legal types of vesting/taking ownership
 10. Key aspects of the law of real estate lending and security devices
 11. Involuntary liens
 12. Homestead protections against paying some debts or obligations under California law
 13. Adjacent property rights
 14. Land use control law, zoning laws and procedures
 15. Some constitutional and legal limitations on governmental regulation of private property rights
 16. Escrow

17. Title insurance
18. Key aspects of real estate landlord-tenant (rentals) law.

7. REPRESENTATIVE METHODS OF INSTRUCTION:

Typical methods of instruction may include:

- A. Lecture
- B. Discussion
- C. Guest Speakers

8. REPRESENTATIVE ASSIGNMENTS

Representative assignments in this course may include, but are not limited to the following:

Writing Assignments:

Homework problems from the textbook.

Reading Assignments:

Reading required text and supplemental materials provided by the instructor.

9. REPRESENTATIVE METHODS OF EVALUATION

Representative methods of evaluation may include:

- A. Class Participation
- B. Exams/Tests
- C. Quizzes

10. REPRESENTATIVE TEXT(S):

Possible textbooks include:

- A. Huber and Tyler. *California Real Estate Law*, 9th ed. Educational Textbook Company, 2019

Origination Date: November 2021

Curriculum Committee Approval Date: December 2021

Effective Term: Fall 2022

Course Originator: Peter von Bleichert