NVCC COLLEGE-WIDE COURSE CONTENT SUMMARY

REA 245 - REAL ESTATE LAW  (3 CR.)

COURSE DESCRIPTION

Studies real estate law, including rights incidental to property ownership and management, agency contract and application to real estate transfer covenancing probate proceedings, trust transactions, and tax implications. Lecture 3 hours per week.

GENERAL COURSE PURPOSE

This one semester course is designed primarily for students who are, or plan to become engaged in the field of real estate. The course is intended to give the student a practical review and analysis of rights and responsibilities attendant to ownership, use, management, and transfer of real estate. Emphasis is placed on common law and legislative requirements applying to ownership forms and methods, and to related sales, leasing and financing.

ENTRY LEVEL COMPETENCIES

A basic understanding of real estate theory and practice is desirable.

COURSE OBJECTIVES

A. To provide the student with a sound understanding of the legal basis for real estate ownership and activity
B. To instill in the student an appreciation of the limits and means provided by the body of real estate law and legal practice
C. To provide the student with a sound working knowledge of specific and detailed practices required by law or based on legal necessity

MAJOR TOPICS TO BE INCLUDED

A. Land, Descriptions, Titles and Interest, Deeds and Recording
B. Brokers and Managers, Law of Agency
C. Contracts, Sales Escrow
D. Ownership and Rights
E. Liens, Mortgages, Deeds of Trust
F. Loans, Foreclosure, Insurance
G. Development and Construction: Subdivisions, Cooperatives, and Condominiums
H. Land Use Controls, Restrictions, Zoning Ordinances, Easements, Covenants and Taxation

EXTRA TOPICS (optional)

Environment law