

RE140 : Legal Aspects Of Real Estate

General Information

Author:	<ul style="list-style-type: none">• Michael Scott• Taber, Colleen• Huber, Walter
Attachments:	DE Addendum_RE_140 COR_05_15_2023 CoDE_09_26_2023.pdf
Course Code (CB01) :	RE140
Course Title (CB02) :	Legal Aspects Of Real Estate
Department:	RE
Proposal Start:	Spring 2025
TOP Code (CB03) :	(0511.00) Real Estate
CIP Code:	(52.1501) Real Estate.
SAM Code (CB09) :	Clearly Occupational
Distance Education Approved:	No
Will this course be taught asynchronously?:	No
Course Control Number (CB00) :	CCC000285164
Curriculum Committee Approval Date:	05/22/2024
Board of Trustees Approval Date:	07/16/2024
Last Cyclical Review Date:	05/22/2024
Course Description and Course Note:	RE 140 is a study of California real estate law, including rights incident to property ownerships and management, agency, contracts, and application to real estate transfer, conveyancing, probate proceedings, trust deeds, and foreclosure, as well as recent legislation governing real estate transactions. This course applies toward the education requirement of the broker's examination.
Justification:	Mandatory Revision
Academic Career:	<ul style="list-style-type: none">• Credit
Mode of Delivery:	
Author:	Taber, Colleen Huber, Walter
Course Family:	

Academic Senate Discipline

Primary Discipline:	<ul style="list-style-type: none">• Real Estate
Alternate Discipline:	No value
Alternate Discipline:	No value

Course Development

Basic Skill Status (CB08)	Course Special Class Status (CB13)
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Course is not a basic skills course.

Course is not a special class.

Grading Basis

- Grade with Pass / No-Pass Option

Allow Students to Gain Credit by Exam/Challenge

Pre-Collegiate Level (CB21)

Course Support Course Status (CB26)

Not applicable.

Course is not a support course

General Education and C-ID

General Education Status (CB25)

Not Applicable

Transferability

Transferable to CSU only

Transferability Status

Approved

Units and Hours

Summary

Minimum Credit Units (CB07) 3

Maximum Credit Units (CB06) 3

Total Course In-Class (Contact) Hours 54

Total Course Out-of-Class Hours 108

Total Student Learning Hours 162

Credit / Non-Credit Options

Course Type (CB04)

Credit - Degree Applicable

Noncredit Course Category (CB22)

Credit Course.

Noncredit Special Characteristics

No Value

Course Classification Code (CB11)

Credit Course.

Variable Credit Course

Funding Agency Category (CB23)

Not Applicable.

Cooperative Work Experience

Education Status (CB10)

Weekly Student Hours

	In Class	Out of Class
Lecture Hours	3	6
Laboratory Hours	0	0
Studio Hours	0	0

Course Student Hours

Course Duration (Weeks)	18
Hours per unit divisor	54
Course In-Class (Contact) Hours	
Lecture	54
Laboratory	0
Studio	0
Total	54

Course Out-of-Class Hours

Lecture	108
Laboratory	0
Studio	0
Total	108

Time Commitment Notes for Students

No value

Units and Hours - Weekly Specialty Hours

Activity Name	Type	In Class	Out of Class
No Value	No Value	No Value	No Value

Pre-requisites, Co-requisites, Anti-requisites and Advisories**Advisory**

RE101 - Real Estate Principles (in-development)

Objectives

- Differentiate between various methods of holding title to real property.
- Recognize the laws of contracts and agency as they relate to the real estate profession.
- Read and analyze closing statements.
- Compile a list of all forms and advisories required by the Department of Real Estate to complete a sales transaction.
- Explain the fiduciary relationship between principal and agent/broker.

Entry Standards

Entry Standards

Course Limitations

Cross Listed or Equivalent Course

Specifications

Methods of Instruction

Methods of Instruction	Lecture			
Methods of Instruction	Discussion			
Methods of Instruction	Multimedia			
Methods of Instruction	Field Activites (Trips)			
Out of Class Assignments				
<ul style="list-style-type: none"> • Written reports on real estate legal case problems • Research project (e.g. effects of Proposition 13 and other legislation that has affected real estate, appellate opinions, etc.) 				
Methods of Evaluation	Rationale			
Exam/Quiz/Test	Chapter quizzes (multiple choice/true-false)			
Exam/Quiz/Test	Midterm (multiple choice, fill-in)			
Exam/Quiz/Test	Final examination (multiple choice, fill-in, short essay)			
Textbook Rationale				
No Value				
Textbooks				
Author	Title	Publisher	Date	ISBN
Huber, Walter	California Real Estate Law	Covina, CA Educational Textbook Company, Inc.	2023	978-16-2684-001-0
Huber, Walter	California Real Estate Law eBook	Covina, CA Educational Textbook Company, Inc.	2023	978-16-2684-003-4
Other Instructional Materials (i.e. OER, handouts)				
No Value				
Materials Fee				
No value				

Learning Outcomes and Objectives

Course Objectives

Identify the role, sources and structure of law in American life.

Explain the ethical and legal responsibilities inherent in the brokerage of real property.

Explain the breadth of issues subsumed in the field of real estate law.

Read a legal opinion, with some understanding of its factual and procedural setting, and its purpose.

SLOs

Define real property ownership in California.

Expected Outcome Performance: 70.0

<i>ILOs</i> Core ILOs	Communicate clearly, ethically, and creatively; listen actively and engage respectfully with others; consider situational, cultural, and personal contexts within or across multiple modes of communication.
<i>RE</i> Real Estate Broker - A.S. Degree Major	Develop a clear action plan to launch a successful real estate career upon graduation. Meet the requirements necessary to take and pass the California Department of Real Estate Broker's licensing exam.
<i>RE</i> Real Estate Broker - Certificate	Develop a clear action plan to launch a successful real estate career upon graduation. Meet the requirements necessary to take and pass the California Department of Real Estate Broker's licensing exam.
<i>RE</i> Real Estate Appraisal - Certificate	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.
<i>RE</i> Real Estate Appraisal - A.S. Degree Major	apply the basic principles and procedures used in valuing residential properties. They will be able to choose the appropriate method to determine value for a specific property, estimate gross income and calculate expenses for income producing property and meet Appraisal Qualifications Board (AQB) licensing requirements for filling out forms and completing the URAR form.

Explain the elements of a contract and determine the duties and liabilities through discussion.

Expected Outcome Performance: 70.0

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Execute proper real estate contracts following the California Dept. of Real Estate guidelines, with specific criteria provided.

Expected Outcome Performance: 70.0

ILOs
Core ILOs

Demonstrate depth of knowledge in a course, discipline, or vocation by applying practical knowledge, skills, abilities, theories, or methodologies to solve unique problems.

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Identify and define real estate terminology and law functions utilized in the legal aspects of California real estate.

Expected Outcome Performance: 70.0

ILOs
Core ILOs

Analyze and solve problems using critical, logical, and creative thinking; ask questions, pursue a line of inquiry, and derive conclusions; cultivate creativity that leads to innovative ideas.

Communicate clearly, ethically, and creatively; listen actively and engage respectfully with others; consider situational, cultural, and personal contexts within or across multiple modes of communication.

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Additional SLO Information

Does this proposal include revisions that might improve student attainment of course learning outcomes?

No

Is this proposal submitted in response to learning outcomes assessment data?

No

If yes was selected in either of the above questions for learning outcomes, explain and attach evidence of discussions about learning outcomes.

No Value

SLO Evidence

No Value

Course Content

Lecture Content

Introduction to Law (3 hours)

Physical Components of Land (4 hours)

- History of California particularly as it relates to real estate titles
- Methods of legal description of real estate

Estates in Real Property (4 hours)

- Co-ownership of property

Relations Among Adjacent Landowners (4 hours)

- Trespass, negligence, nuisance, encroachments, boundary lines, lateral and subjacent support, etc.

Easements, Profits and Licenses (3 hours)

Contracts (6 hours)

Agency and Brokerage (4 hours)

Transferring Property (6 hours)

- Deeds and wills
- Eminent domain
- Adverse possession

Escrows (4 hours)

- Title insurance and recording

Security Interests in Real Estate (6 hours)

- Deeds of trust
- Mechanic liens
- Homestead and dwelling house restrictions

Land Use Controls (3 hours)

- Covenants, conditions, restrictions
- Zoning
- Introduction to environmental law

Real Estate Taxes (3 hours)

Landlord-Tenant Law (4 hours)

Total hours: 54

Additional Information

Is this course proposed for GCC Major or General Education Graduation requirement? If yes, indicate which requirement in the two areas provided below.

No

GCC Major Requirements

No Value

GCC General Education Graduation Requirements

No Value

Repeatability

Not Repeatable

Justification (if repeatable was chosen above)

No Value

Resources

Did you contact your departmental library liaison?

No

If yes, who is your departmental library liaison?

No Value

Did you contact the DEIA liaison?

No

Were there any DEIA changes made to this outline?

No

If yes, in what areas were these changes made:

No Value

Will any additional resources be needed for this course? (Click all that apply)

- No

If additional resources are needed, add a brief description and cost in the box provided.

No Value