Review Quiz Chapter 12 – Land-Use Planning, Subdivisions, and Other Public Controls

1. Rent controls, building moratoriums, and coastal controls are examples of government use of:
   (a) police power
   (b) eminent domain
   (c) zoning
   (d) subdivision regulations

2. The subdivision law administered by the California Real Estate Commissioner, who requires the issuance of a public report is the:
   (a) Subdivision Map Act
   (b) Subdivided Lands Act
   (c) Subdivision Report Act
   (d) Subdivided Interstate Act

3. The type of development in which an owner obtains an individual deed to his or her living unit and has an undivided interest in all the land and common areas is a:
   (a) planned unit development
   (b) community apartment
   (c) stock cooperative
   (d) condominium

4. If a person purchases the right to occupy a unit for a certain designated period each year, this is called:
   (a) undivided ownership
   (b) time share ownership
   (c) cooperative ownership
   (d) estate for years ownership

5. A purchaser of a lot in a rural land project can cancel the purchase contract and receive a full refund in how many days?
   (a) 7 days
   (b) 14 days
   (c) 30 days
   (d) 60 days

6. The California law that makes it unlawful for businesses to illegally discriminate is the:
   (a) Fair Housing Act
   (b) Rumford Act
   (c) Unruh Act
   (d) Housing Financial Discrimination (Holden) Act
7. Which of the following requires a certain number of units to be set aside for people of low and moderate income?
   (a) Holden Act
   (b) Fair Housing Act
   (c) comprehensive zoning
   (d) inclusionary zoning

8. If a city planning commission turns down a variance request, the next level of appeal is to the:
   (a) city engineer
   (b) city assessor
   (c) city council
   (d) courts

9. Discrimination due to race, color, or creed in housing under both federal and state legislation is:
   (a) illegal
   (b) unlawful
   (c) unenforceable
   (d) all of the above

10. A purchaser of a time share and an undivided interest in a recreational development in California can cancel the sale and receive a full refund within:
    (a) 24 hours
    (b) 48 hours
    (c) 72 hours
    (d) 105 hours