



El Camino College
COURSE OUTLINE OF RECORD – Official

Course Acronym:	RE
Course Number:	12A
Descriptive Title:	Legal Aspects of Real Estate
Division:	Business
Department:	Real Estate
Course Disciplines:	Real Estate
Catalog Description:	<p>This course provides instruction on the buying, selling, and management of real property. Students study California property law, community property, liens, sales contracts, escrow, commissions, transfers, licensing regulations, and public policy.</p> <p>Note: The California Department of Real Estate (DRE) has approved this course as one of the elective courses for the salesperson license in addition to the required courses of Real Estate Principles and Real Estate Practice. The California DRE has approved this course as one of the required courses for the real estate broker license. This course is also approved by the California Bureau of Real Estate Appraisers (BREA) for credit hours towards the appraisal license.</p>
Prerequisite:	
Co-requisite:	
Recommended Preparation:	Eligibility for English 1A
Enrollment Limitation:	
Hours Lecture (per week):	3
Hours Laboratory (per week):	0
Outside Study Hours:	6
Total Course Hours:	54
Course Units:	3
Grading Method:	Letter Grade only
Credit Status:	Credit, degree applicable
Transfer CSU:	Yes
Effective Date:	
Transfer UC:	No
Effective Date:	
General Education: ECC	
Term:	
Other:	

CSU GE:	
Term:	
Other:	
IGETC:	
Term:	
Other:	
Student Learning Outcomes:	<p>SLO #1 Build Vocabulary</p> <p>Students will define, describe and differentiate between various real estate standard terminology showing comprehension and knowledge of real estate vocabulary used in the workplace to assist and prepare each student from the diverse student body to gain confidence in their ability to effectively communicate and collaborate in a real estate sales, property management, appraisal, loan or investment to work with both licensees and a diverse public in a typical real estate transaction.</p> <p>SLO #2 Industry Forms and Documents</p> <p>Students show the ability to prepare and complete standard real estate industry forms and documents as found in diverse real estate sales, rental, finance, appraisal or investment business transactions.</p> <p>SLO #3 Methods of Holding Title</p> <p>Students will identify, distinguish and differentiate the differences between the various methods of holding title to real property, showing the ability to analyze, concisely write and/or verbally communicate and apply the appropriate vesting available in a typical real estate business transaction.</p> <p>SLO #4 Ethics and Agency</p> <p>Students will differentiate between various parts of the real estate code of ethics and the standards of professional appraisal practices to explain how agency relationships are created and the duties and liabilities of agents and principals.</p>
Course Objectives:	<ol style="list-style-type: none"> 1. Describe and explain the rights of a landlord and a tenant. 2. Define and differentiate between various forms of holding title to real property for ownership. 3. Explain and define various types of real estate contracts. 4. Summarize the steps in a judicial and a non-judicial foreclosure. 5. Assess government licensee regulations. Assemble and organize the legal rules for real property law by category (agency, contract, license, ownership, property management, finance, appraisal, etc.) 6. Evaluate legal issue considerations for creation and enforcement of security devises, encumbrances, taxation, land use development and government regulation. 7. Compare and contrast real estate license laws to ethical standards of practical for real estate appraisal, salesperson, broker and loan originator professions.
Major Topics:	<p>I. Sources of California real estate law and the origin of land titles (6 hours, lecture)</p> <p>A. Definition of law</p>

- B. Constitutional and statutory law
- C. Court structure

II. General contracts and usage of real estate contracts (6 hours, lecture)

- A. Law of contracts
- B. Essentials of a valid contract remedies
- C. Reasons courts will not enforce contracts

III. Computer use and records search (3 hours, lecture)

- A. Online databases
- B. Methods of search
- C. Physical records search

IV. Agency law, licensee regulations, ethics and fair housing (3 hours, lecture)

- A. Agency and agency defined
- B. Types of agents
- C. Authority and proof of agency

V. Duties and liabilities of licensees and trust fund accounting (6 hours, lecture)

- A. Definition of trust funds
- B. Methods of accounting
- C. Record-keeping requirements

VI. Acquisition, conveyance and escrow (3 hours, lecture)

- A. Key terms
- B. Voluntary transfers
- C. Involuntary transfers

VII. Forms of ownership and their implications (6 hours, lecture)

- A. Key terms
- B. Types of ownership
- C. Real estate investment trusts (REITs)
- D. Liability

VIII. Creation and enforcement of security devices (3 hours, lecture)

- A. Key terms
- B. Promissory notes
- C. Trust deeds

IX. Involuntary liens, recording law and title insurance (6 hours, lecture)

- A. Key terms
- B. Liens
- C. Insurance

	<p>X. Taxation burdens (3 hours, lecture)</p> <ul style="list-style-type: none"> A. Types of tax B. California property tax C. Municipal transfer tax <p>XI. Land use, descriptions, subdivisions and investment regulations (3 hours, lecture)</p> <ul style="list-style-type: none"> A. Key terms B. Controls C. Zoning <p>XII. Adjoining land owner problems and issues (3 hours, lecture)</p> <ul style="list-style-type: none"> A. Key terms B. Boundaries and disputes C. Easements and encroachment <p>XIII. Landlord and tenant relationship (3 hours, lecture)</p> <ul style="list-style-type: none"> A. Key terms B. Types of tenancy C. Leases and subleases
Total Lecture Hours:	54
Total Laboratory Hours:	0
Total Hours:	54
Primary Method of Evaluation:	3) Skills demonstration
Typical Assignment Using Primary Method of Evaluation:	Abe, a landowner, conveyed a parcel of land to Baker. The latter waited a year before recording his deed. A short time after the deed was recorded, Abe conveyed by a second deed the same parcel to Charley. This second deed was stolen from Charley before he could record it. The thief forged Charley's name and sold the property to Douglas, who was unaware of the thief's actions. Douglas recorded his deed and now claims legal title to the parcel of land. Does Douglas have a valid claim against Baker? In a one- to two-page report, explain your answer and support your conclusion with defined legal rules.
Critical Thinking Assignment 1:	Sisters rent a store and open a dress boutique. They borrow against their family home to finance the improvement of the boutique. Their improvements include dressing rooms, storage rooms, showcases, shelves, flooring, stain glass windows and track lighting. Prior to the end of the three year lease term, the sisters begin removing parts of the track lighting, stain glass windows, carpeting and built in shelving to their other boutique. The new tenant to the premises brings an action against the sisters arguing that the items remained with the premises. Question: Is the new tenant correct in her argument? In a one- to two-page report, state and define the rule of law that controls this situation and apply the facts to your understanding of the rule of law.
Critical Thinking Assignment 2:	Joe Jackson and his wife Sue bought a house and acquired title to it in joint tenancy. They quarreled and separated. He made a will leaving all his property to his son, John, by a previous marriage. Joe died and John, his son, claims a share in the house, Sue claims

	all the house as her property by right of survivorship. Question: Is John's claim founded? In a one- to two-page report, cite and define the rules of law and the facts that support your conclusion.
Other Evaluation Methods:	Homework Problems, Multiple Choice, Other Exams, True/False
Instructional Methods:	Discussion, Lecture, Multimedia presentations
If other:	
Work Outside of Class:	Answer questions, Required reading, Study, Written work (such as essay/composition/report/analysis/research)
If Other:	
Up-To-Date Representative Texts:	William Pivar and Robert Bruss. <u>California Real Estate Law</u> . 11th ed. Dearborn, 2022.
Alternative Texts:	
Required Supplementary Readings:	
Other Required Materials:	
Requisite:	
Category:	
Requisite course(s): List both prerequisites and corequisites in this box.	
Requisite and Matching skill(s): Bold the requisite skill. List the corresponding course objective under each skill(s).	
Requisite Skill:	
Requisite Skill and Matching Skill(s): Bold the requisite skill(s). If applicable	
Requisite course:	Eligibility for English 1A
Requisite and Matching skill(s): Bold the requisite skill. List the corresponding course objective under each skill(s).	<p>This course requires reading a variety of materials including the text and relevant materials provided by the instructor and written assignments</p> <p>Summarize, analyze, evaluate, and synthesize college-level texts.</p> <p>Write a well-reasoned, well-supported expository essay that demonstrates application of the academic writing process.</p>
Requisite Skill:	

Requisite Skill and Matching skill(s): Bold the requisite skill. List the corresponding course objective under each skill(s). If applicable	
Enrollment Limitations and Category:	
Enrollment Limitations Impact:	
Course Created by:	Ronald C. Pass
Date:	11/01/1973
Original Board Approval Date:	
Last Reviewed and/or Revised by:	Nicholas McGrue
Date:	10/31/2023
Last Board Approval Date:	12/18/2023
Effective Term:	FALL 2024