

**University of North Carolina at Charlotte**  
**MSRE 6120-U90 (22140) - Real Estate Law and Land Use Policy**  
**Spring Semester 2019; Mondays 5:30-8:15 pm; Room 901; Center City Building**

**Instructor:**

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**Course Description:** This course provides an overview of common legal issues involved in the acquisition, development, financing, ownership and operation of real estate assets. Emphasis is placed on legal forms of ownership, real estate sale and lease transactions, and government regulation and taxation of real estate.

**Course Objectives:** Students completing the course should gain a better understanding of the legal issues real estate developers and investors must address to complete successful transactions and limit their risk exposure. Throughout the course, students are asked to consider how different legal interests influence the value of real estate assets and the financial feasibility of investment opportunities.

**Course Material:** **Real Estate Law**, by Marianne M. Jennings, 10th Edition, South-Western Cengage Learning, (ISBN 978-1-133-58655-5) **Required text.**

**Course Structure:** Class sessions will include both lecture and case studies (including practical skills exercises introducing or applying class concepts) with substantial participation expected from the students. The reading assignments from the text are designed to support the lecture material and should therefore be completed before class. Outside readings and materials from other sources will also be assigned periodically. Students are responsible for 1) the material presented and discussed in class, and 2) the material in the assigned text chapters and outside readings.

**Code of Conduct:** Regular attendance, promptness, and appropriate classroom decorum are expected. Excessive absenteeism, frequent tardiness, or disruptive classroom behavior may result in a substantial grade reduction at the discretion of the Instructor. Excessive absenteeism is defined as more than two absences. Whenever possible, students are expected to seek the permission of the instructor prior to absences. Policies and procedures related to academic dishonesty can be found in the UNCC [Code of Student Academic Integrity](#).

(University Policy 407: [https://legal.uncc.edu/sites/legal.uncc.edu/files/media/2017-08-15\\_UP-407-TheCodeOfStudentAcademicIntegrity-APPROVED.pdf](https://legal.uncc.edu/sites/legal.uncc.edu/files/media/2017-08-15_UP-407-TheCodeOfStudentAcademicIntegrity-APPROVED.pdf)).

**Diversity/Disability Accommodations:** The Belk College of Business strives to create an inclusive academic climate in which the dignity of all individuals is respected and maintained. Therefore, we celebrate diversity that includes, but is not limited to ability/disability, age, culture, ethnicity, gender, language, race, religion, sexual orientation, and socio-economic status. UNC Charlotte is committed to

access to education. If you have a disability and need academic accommodations, please provide a letter of accommodation from Disability Services early in the semester. For more information on accommodations, contact the Office of Disability Services at 704-687-0040 or visit their office in Fretwell 230.

**Grading & Exams:** Final grades will be based on a student’s performance on three examinations, case studies and practical skills exercises and participation in class during the semester. Grades will be assigned according to the weights given below:

Exam 1	25%
Exam 2	25%
Exam 3	25%
Case Studies/Practical Skills	15%
<u>Class Participation</u>	<u>10%</u>
Total	100%

Weighted Total Points	Grade
90-100	A
80-89	B
70-79	C
Below 70	U

#### COURSE OUTLINE\*

Class:	Lecture Topic:	Assignment:
Jan. 14	Introduction & Freehold Estates	Chapters 1-3
Jan. 21	No Class-MLK Day	No assignment
Jan. 28	Nonpossessory Interests in Real Estate; Fixtures	Chapters 4 and 5
Feb. 4	Coownership; Property Descriptions	Chapters 8 and 7
Feb. 11	Liens	Chapter 6
Feb. 18	<b>Exam #1</b>	<b>Chapters 1-8</b>
Feb. 25	Leasehold Estates & Lease Terms	Chapters 9 and 10; Assigned readings
Mar. 4	No Class- Spring Break	No Assignment
Mar. 11	Leasehold Estates & Lease Terms (cont.)	Chapters 9 and 10; Assigned readings
Mar. 18**	Leasehold Estates & Lease Terms (cont.)	Chapters 9 and 10; Assigned readings
Mar. 25	Contracts and Brokerage	Chapters 12; Assigned readings
April 1	<b>Exam #2</b>	<b>Chapters 9-10 and 12; Assigned readings</b>
April 8	Purchase Contracts, Zoning and Real Estate Communities	Chapters 13, 18 and 11; Assigned readings
Apr. 15	Constitutional Issues and Environmental Law, Construction Contracts	Chapters 19 and 20; Chapter 21 (pages 606-615); Assigned readings
Apr. 22	Financing, Real Estate Syndication, Real Estate Investment & Taxation	Chapter 15; Chapter 21 (pages 598-605); Chapter 22; Assigned readings
Apr. 29	Conveyance, Decedent Transfers and Closing	Chapters 14, 17 and 16; Assigned readings
May 6	<b>Exam #3</b>	<b>Chapters 11 and 13-22; Assigned readings</b>

\*The instructor reserves the right to modify the proposed course outline based on the progression of the class.

\*\* March 19 is last day to withdraw from class (subject to University withdrawal policy).