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American Public University System

The Ultimate Advantage is an Educated Mind

School of Security and Global Studies

Legal Studies Program

LSTD506 PROPERTY LAW

3 Credit Hours
8 Weeks

Prerequisite(s): None

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Instructor Information

Instructor: See information provided in the Syllabus link in the classroom

Email: Please use internal classroom messaging system

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Course Description (Catalog)

This graduate course is an introduction to real property concepts. The course surveys present and future estates in land, ownership, and concurrent ownership. Leasehold interests, gifts and bequests, covenants and servitudes, land conveyance, various land use restrictions, and eminent domain are also considered.

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Course Scope

This graduate course is designed to provide students with a firm grasp of the fundamentals of the law of real and personal property. The nature of the law of property is illuminated by many disciplines. This course explores the different notions of social policy in the law, and emphasizes the importance of statutes of limitations. Students will analyze issues of possession, rights and obligations as they affect both real and personal property.

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Course Objectives

After completing this course the Student will be able to:

1. Analyze the law of possessory and concurrent estates;
2. Dissect the Rule Against Perpetuities;
3. Summarize various landlord/tenant issues;
4. Examine the concepts of eminent domain and adverse possession;
5. Synthesize an understanding of various land interests such as covenants, easements, licenses, and air and water rights; and
6. Assess the effects of the Recording Acts.

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Course Delivery Method

This course delivered via distance learning will enable students to complete academic work in a flexible manner, completely online. Course materials and access to an online learning management system will be made available to each student. Online assignments are due by Sunday evening of the week as noted and include Forum questions (accomplished in groups through a threaded forum), examination, and individual assignments submitted for review by the Faculty Member). Assigned faculty will support the students throughout this eight-week course.

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Course Resources

Required Course Textbooks: *Property Law* (3rd Ed.) Sprankling, John, Lexis-Nexis (ISBN: 978-1-4224-9873-6) (2012)

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** Highly ***Recommended*** but ***not*** required: *The Bluebook: A Uniform Guide to Legal Citation*,

Web Sites. In addition to the required course texts, the following public domain web sites are useful. Please abide by the university's academic honesty policy when using Internet sources as well. Note web site addresses are subject to change.

Site Name	Web Site URL/Address
Center for CALI (see below)	www.cali.org
FindLaw: Important Property Cases	http://www.findlaw.com/01topics/33property/index.html
The Library of Congress: Property Law	http://memory.loc.gov/ammem/awhhtml/awlaw3/property.html
SparkNotes	http://sparkcharts.sparknotes.com/legal/property/section10.php
LawGuru	http://wiki.lawguru.com/index.php/Conveyancing
National Park Service	http://www.nps.gov/tps/tax-incentives.htm

The Center for Computer Assisted Legal Instruction (CALI) is an extraordinary resources, particularly for this course, as the text book for this class has been converted into CALI modules. Various modules will be assigned as appropriate. The below are the instructions for registering for access to CALI:

1. Go to www.cali.org and click on the 'Not a registered user yet?' link.
2. In the field requesting an authorization code enter: AMEPUNstu622
3. Provide the information requested on the next screens.
4. At the completion of the registration process you will be logged on to the CALI website and may use the legal education lessons.

On subsequent visits to the website, log on by just entering your email address and the password you created when you registered on the site. The authorization code is used only the first time when you registered on the website.

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Evaluation Procedures

Reading Assignments: Reading assignments are provided in the Course Outline below, and are comprised of selected readings from the text, various assigned MS PowerPoint slides, and assigned legal cases.

Supplemental Readings: May be assigned on an as needed basis.

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Forum Assignments: There are 4 forum assignments in Weeks 1, 3, 5 and 6. You must complete your forum assignment with no less than 500 words and post it no later than Wednesday evening and then respond to at least two other classmates no later than Sunday evening. At least two of your responses to your classmates should contain at least 250 words.

Homework Assignments: There will be 5 assignments based on the readings – they are geared to help students prepare for the midterm and final exam. Students are expected to complete these assignments. The assignments comprise 20% of the final grade and will be posted under “Assignments” in the electronic classroom.

Students will also be required to submit a 10-15 page research paper. Students are required to receive professor approval on their chosen topic. All written submissions are required to be **DOUBLE SPACED**.

Note 1: For your research paper you will be graded using a Rubric. This will help with your understanding of what constitutes the grade assigned to your paper. A copy of the Rubric can be found in your student folder or under “Course Materials” link. You may wish to print it up and look at it in preparing your work.

Exams/Quizzes: The midterm and final exams will be taken open book. The exams will be posted in the electronic classroom under “Exams.” These exams will be comprised of three essays. The University will issue final official grades. Final grades will be posted in the electronic classroom within **7 days** after the course ends.

Late Assignments

Students are expected to submit classroom assignments by the posted due date and to complete the course according to the published class schedule. As adults, students, and working professionals, I understand you must manage competing demands on your time. Should you need additional time to complete an assignment, please contact me before the due date so we can discuss the situation and determine an acceptable resolution. Routine submission of late assignments is unacceptable and may result in points deducted from your final course grade.

Deductions:

Late forum posts can be penalized up to 5 points per day

Late assignments can be penalized up to 5 points per day

Grading:

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<u>Assignments</u>	<u>Points Possible</u>	<u>% of Final Grade</u>
Class Introduction	1	1 %
Discussion Forums	15	14 %
Case Brief	4	5 %
Research Paper	20	20 %
Midterm Examination	30	30 %
Final Examination	30	30 %

The University will issue final official grades. Final grades will be posted in the electronic classroom within 7 days after the course ends. Students should not telephone the University looking for grades until, at least, 30 days after the end of the semester.

Please see the [Student Handbook](#) to reference the University's [grading scale](#).

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Course Outline

Week	Reading	Learning Objectives	Assignment
1	<p><u>Sprinkling:</u></p> <p>1. Read Chapters 1, 2, 3, 4, 5, 6 and 7 (pp. 1 to 91)</p>	<p>UNDERSTANDING THE CONCEPT OF "PROPERTY"</p> <p>1. Explain the nature of the different types of property; and</p> <p>2. Explain the origins of property.</p>	<p>See the Week 1 Announcement for more details:</p> <p>1. Read Chapter 1, 2, 3, 4, 5, 6 and 7 of the text (pages 1 to 91).</p> <p>2. Complete the CALI Lessons.</p> <p>3. Review the weekly lessons.</p> <p>4. Complete the forum discussion for Week 1.</p> <p>5. Provide the topic for your research paper.</p>
2	<p><u>Sprinkling:</u></p> <p>Read Chapters 8, 9, 10, 11, 12, 13 and</p>	<p>UNDERSTANDING THE CONCEPTS OF HOW TO "HOLD" PROPERTY</p>	<p>See the Week 2 Announcement</p>

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	14 of the text (pages 93 to 215).	<ol style="list-style-type: none"> 1. Understand and explain the different types of estates and tenancies; and 2. Understand and explain ownership and marital property; and 3. Examine future interests. 	<p>for more details.</p> <ol style="list-style-type: none"> 1. Read Chapters 8, 9, 10, 11, 12, 13 and 14 of the text (pages 93 to 215). 2. Complete the CALI Lessons. 3. Review the material on case briefing. 4. Review the weekly lessons. 5. Complete a case brief on one of the five (5) cases provided in the Week 2 Announcement and in the assignment for this week. 6. Complete the forum discussion for Week 2.
3	<p><u>Sprankling:</u> Read Chapters 15, 16, 17, 18 and 19</p>	<p style="text-align: center;">UNDERSTANDING THE CONCEPTS OF BEING A TENANT AND/OR A LANDLORD OF PROPERTY</p> <ol style="list-style-type: none"> 1. Understand and explain Landlord – Tenant Law; and 2. Understand and explain the creation, transfer and termination of tenancies. 	<p>See the Week 3 Announcement for more details.</p> <ol style="list-style-type: none"> 1. Read Chapters 15, 16, 17, 18 and 19 (pp. 217 to 312). 2. Complete the CALI Lessons. 3. Complete the Week 3 Forum.
4	<p>MIDTERM (Chapters 1-4)</p>	<p style="text-align: center;">NA</p>	<p>MIDTERM</p> <p>1. Take the midterm exam covering Weeks 1-4. This midterm exam will count towards 30% of your final grade. The exam is open book. The midterm exam may be found under the section titled exams. This is an UNTIMED exam.</p>
5	<p><u>Sprankling:</u> Read Chapters 20, 21, 22, 23, 24, 25 and 26.</p>	<p style="text-align: center;">UNDERSTANDING THE CONCEPTS OF BUYING, SELLING AND</p>	<p>See the Week 5 Announcement for more details.</p>

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		<p>DOCUMENTING PROPERTY</p> <ol style="list-style-type: none"> 1. Understand and explain the properties of a property sales contract; 2. Understand and explain the instruments to purchase property; and 3. Understand and explain the fundamentals of documenting the sale and ownership of property. 	<ol style="list-style-type: none"> 1. Read Chapters 20, 21, 22, 23, 24, 25 and 26 of the text (pages 313 to 449). 2. Complete the CALI Lessons. 3. Complete the forum discussion.
6	<p><u>Sprankling:</u> Read Chapters 27, 28, 29, 30, 31, 32, 33 and 34.</p>	<p>UNDERSTANDING WHAT IT MEANS TO OWN AND TRANSFER PROPERTY</p> <ol style="list-style-type: none"> 1. Understand and explain the obligations of owning real property; 2. Understand and explain the rights and licensing associated with owning real property; and 3. Understand and explain the conditions associated with devising property to others. 	<p>See the Week 6 Announcement for more details.</p> <ol style="list-style-type: none"> 1. Read Chapters 27, 28, 29, 30, 31, 32, 33 and 34 of the text (pp. 451 to 574). 2. Post your response to the question posted in the Forum.
7	<p><u>Sprankling:</u> Read Chapters 35, 36, 37, 38, 39 and 40</p>	<p>UNDERSTANDING GOVERNMENTAL LIMITATIONS ON REAL PROPERTY</p> <ol style="list-style-type: none"> 1. Understand and explain the obligations of owning property in a defined community; 2. Understand and explain the 	<p>See the Week 7 Announcement for more details.</p> <ol style="list-style-type: none"> 1. RESEARCH PAPERS DUE! 2. Read Chapters 35, 36, 37, 38, 39 and 40 (pp. 595 to 692).

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		<p>government's right of eminent domain; and</p> <p>3. Understand and explain the right of the government to place restrictions on the use of real property.</p>	
8	FINAL EXAM	NA	<p>FINAL EXAM</p> <p>1. Take the final exam covering Weeks 5-8. This exam will count towards 30% of your final grade.</p> <p>2. The exam is open book and may be found under the section titled "Exams." This is a timed exam in which you will have 3 hours to complete. Be careful not to exceed the time limit, as you will have only one chance to take this exam.</p> <p>NOTE: Contact me only for "procedural" questions such as clarification of the question or other requirements regarding the midterm.</p> <p>Advice on correct responses to questions on the final exam cannot be provided during the exam. However, post exam inquires and clarification of responses may be made after the exams have been graded.</p>

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Policies

Please see the [Student Handbook](#) to reference all University policies. Quick links to frequently asked question about policies are listed below.

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[Drop/Withdrawal Policy](#)

[Plagiarism Policy](#)

[Extension Process and Policy](#)

[Disability Accommodations](#)

Writing Expectations

All written submissions should be submitted in a font and page set-up that is readable and neat. It is recommended that students try to adhere to a consistent format, which is described below.

- Typewritten in double-spaced format with a readable style and font and submitted inside the electronic classroom (unless classroom access is not possible and other arrangements have been approved by the professor).
- Arial or Times New Roman styles – 12 point font.
- Page margins Top, Bottom, Left Side and Right Side = 1 inch, with reasonable accommodation being made for special situations and online submission variances.

Citation Requirement

The central function of legal citation is to allow the reader to efficiently locate the cited source. All courses in the Legal Studies program require that any narrative essay or composition format follow the legal citation guidelines set forth in *The Bluebook: A Uniform System of Citation* (19th ed. 2010). More information can be found in the Web Resources and Course Material links in the classroom. ** See the Course Resources section of the syllabus for the Bluebook format for our textbook.**

Late Assignments

Students are expected to submit classroom assignments by the posted due date and to complete the course according to the published class schedule. As adults, students, and working professionals, I understand you must manage competing demands on your time. Should you need additional time to complete an assignment, please contact me before the due date so we can discuss the situation and determine an acceptable resolution. Routine submission of late assignments is unacceptable and may result in points deducted from your final course grade.

Netiquette

Online universities promote the advancement of knowledge through positive and constructive debate – both inside and outside the classroom. Forums on the Internet, however, can occasionally degenerate into needless insults and “flaming.” Such activity and the loss of good manners are not acceptable in a university setting – basic academic rules of good behavior and proper “Netiquette” must persist. Remember that you are in a place for the rewards and excitement of learning which does not include descent to personal attacks or student attempts to stifle the Forum of others.

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- **Technology Limitations:** While you should feel free to explore the full-range of creative composition in your formal papers, keep e-mail layouts simple. The Sakai classroom may not fully support MIME or HTML encoded messages, which means that bold face, italics, underlining, and a variety of color-coding or other visual effects will not translate in your e-mail messages.
- **Humor Note:** Despite the best of intentions, jokes and especially satire can easily get lost or taken seriously. If you feel the need for humor, you may wish to add “emoticons” to help alert your readers: ;-), :), ☺

Disclaimer Statement

Course content may vary from the outline to meet the needs of this particular group.

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Online Library

The Online Library is available to enrolled students and faculty from inside the electronic campus. This is your starting point for access to online books, subscription periodicals, and Web resources that are designed to support your classes and generally not available through search engines on the open Web. In addition, the Online Library provides access to special learning resources, which the University has contracted to assist with your studies. Questions can be directed to librarian@apus.edu.

- **Charles Town Library and Inter Library Loan:** The University maintains a special library with a limited number of supporting volumes, collection of our professors’ publication, and services to search and borrow research books and articles from other libraries.
- **Electronic Books:** You can use the online library to uncover and download over 50,000 titles, which have been scanned and made available in electronic format.
- **Electronic Journals:** The University provides access to over 12,000 journals, which are available in electronic form and only through limited subscription services.
- **Tutor.com:** AMU and APU Civilian & Coast Guard students are eligible for 10 free hours of tutoring provided by APUS. [Tutor.com](http://tutor.com) connects you with a professional tutor online 24/7 to provide help with assignments, studying, test prep, resume writing, and more. Tutor.com is tutoring the way it was meant to be. You get expert tutoring whenever you need help, and you work one-to-one with your tutor in your online classroom on your specific problem until it is done.

Request a Library Guide for your course (<http://apus.libguides.com/index.php>)

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The AMU/APU Library Guides provide access to collections of trusted sites on the Open Web and licensed resources on the Deep Web. The following are specially tailored for academic research at APUS:

- Program Portals contain topical and methodological resources to help launch general research in the degree program. To locate, search by department name, or navigate by school.
- Course Lib-Guides narrow the focus to relevant resources for the corresponding course. To locate, search by class code (e.g., SOCI111), or class name.

If a guide you need is not available yet, please email the APUS Library: librarian@apus.edu.

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Turnitin.com

Turnitin.com is a web-based [plagiarism](#) prevention application licensed, for campus use, through the APUS Online Library. The quick submit option lets faculty upload and check suspicious papers, without requiring student to create their own Turnitin.com profiles.

Turnitin.com analyzes electronic submissions of student writing, compares them to the contents of a huge online database, and generates a customized Originality Report. The database used to produce this analysis contains a massive collection of documents available on the Internet from both free and commercial sources, as well as the full texts of all other papers that have been previously submitted to Turnitin.com.

Similarity index is based on the amount of matching text to a submitted paper:

Blue =	no matching text
Green =	one word to 24% matching
Yellow =	25 -49% matching text
Orange =	50-74% matching text
Red =	75-100% matching text

Selected Bibliography

There is no bibliography for this course.

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