

# PROPERTY LAW §2

Spring 2024 Syllabus

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## SYLLABUS

**Meetings**

<b>Location</b>	102
<b>Class Times</b>	1:45 PM – 3:45 PM
<b>Office Hours</b>	Signups available on Canvas
<b>Calendar</b>	<a href="#">Link</a>

**Evaluation**      **Final Exam**      100%

Examinations are **closed** book.

**Materials**

**Required Casebook**  
Dukeminier, Krier, Alexander, Schill, Strahilevitz, *Property Concise Edition* (Aspen 3d ed. 2021). ISBN 9781543826319 <https://www.aspenpublishing.com/Dukeminier-PropertyConcise3>.

**Recommended Supplement**  
Burke, Snoe, *Examples & Explanations for Property* (Aspen 6th Ed. 2019). ISBN 9781454891536 <https://www.aspenpublishing.com/burke-ee-property6>

**Scope**

Property introduces students to foundational legal doctrines that govern how people may possess, own, share, transfer, and otherwise use “things.” The course begins with a study of the means of acquiring real, physical, and intangible property and the legal rights and duties that attach to ownership. The course then explores the system of estates and future interests. It continues with various types of co-ownership, marital interests, and landlord-tenant law. The course then explores the stages of the land sale transaction, including contracts of sale; the statute of frauds; marketable title; risk of loss and equitable conversion; mortgage financing; interpretation of deeds; foreclosure; methods of title assurance; and the recording system. The course concludes by examining private land use arrangements, including easements, covenants, servitudes, and zoning.

**This course is required for graduation.**

**Participation**      The [Florida Bar](#) makes clear:

Professionalism is the pursuit and practice of the highest ideals and tenets of the legal profession. It embraces far more than simply complying with the minimal standards of professional conduct. The essential ingredients of professionalism are character, competence, commitment, and civility.

Your reputation earned in school follows you into practice.

**Inclusion**

There are no “stupid questions” in my class. Do not be afraid to ask questions, express opinions, or challenge my representations, however, please contribute only after reflection and deliberation. All perspectives and opinions are welcome.

- Plagiarism** Outside assistance from others, human or otherwise, without my express authorization, will not be tolerated. Any violation of this policy constitutes a violation of the *St. Thomas University College of Law Honor Code*.
- Technology** [The Florida Bar wants technologically competent lawyers.](#) You are free to use technology in whatever manner you deem, in your reasonable judgment, best to advance your professional development in my class, if you do so in a manner that does not distract your classmates. However, your phone should be put away on silent. You are not permitted to record or photograph class discussions.
- Attendance** There are no excused absences in this class.
- You are permitted to miss 20% of this course's sessions under both STU College of Law and ABA Policy. If you have a personal, family, or other emergency problem that will cause you to miss 20% or more of class, you need to contact the Assistant Dean for Student Affairs, as soon as possible.
- It is your responsibility to sign the attendance sheet before you leave the room. I do not retroactively correct the attendance sheet. No exceptions.
- Tardiness** [A professional arrives early](#) and [never makes excuses](#). Late students are not admitted as I lock the door at the start of lecture starting the second week of classes. Habitual unpreparedness will result in an earned zero for conduct.
- Disability** If you believe you need or are entitled to receive accommodations due to a disability, contact the Assistant Dean for Student Affairs as soon as possible. <http://www.stu.edu/law/students/disability-accommodations>.
- Copyright** All class materials constituting my works of authorship are subject to a [Creative Commons CC-BY-NC-ND 4.0 International License](#). These include my study guide and other practice materials. You are not permitted to record or photograph my PowerPoints during class, as I provide you copies with proper attribution.
- Rights in all other materials are retained by their respective owners.
- Changes** I reserve the right to amend the syllabus as I deem necessary, for any reason, with written notice to you through Canvas or email.
- Legal** While I am a Florida licensed lawyer, I am not **your** lawyer.

## SCHEDULE

<b>Date</b>	<b>Topic</b>	<b>Reading</b>
Jan 9	Conquest	1-14
11	Capture	14-37
16	Ownership	37-65
18	Intellectual Property I	65-94
23	Intellectual Property II	94-107; 118-27
25	Finders; Adverse Possession I	129-53
30	Adverse Possession II	153-69
Feb 1	Gifts	169-86
6	Possessory Estates I	187-210
8	Possessory Estates II	211-22
13	Future Interests I	223-38
15	Future Interests II	238-53
<b>20</b>	<b>Monday Classes Meet</b>	
22	Co-ownership & Marital Interests	255-82
27	Leaseholds I	283-313
29	Leaseholds II	321-50
<b>Mar 4-8</b>	<b>Spring Break</b>	
12	Real Estate Contracts	351-54 Florida Model Real Estate Contract 368-86
14	The Deed; Financing; Foreclosures	387-413
19	Recording I	415-35
21	Recording II	435-57
26	Nuisance	459-72
<b>28</b>	<b>Easter Break</b>	
Apr 2	Easements I	473-503
4	Easements II	503-23
9	Covenants I	523-45
11	Covenants II	545-60
16	Zoning I	561-79
18	Zoning II	579-607
23	Final Exam Review	
25	Final Exam Review	
	<b>Final Exam</b>	