

# CNST-1300: REAL ESTATE PRINCIPLES & PRACTICES

## Cuyahoga Community College

### Viewing: CNST-1300 : Real Estate Principles & Practices

**Board of Trustees:**

1/30/2025

**Academic Term:**

Fall 2025

**Subject Code**

CNST - Construction Engineering Tech

**Course Number:**

1300

**Title:**

Real Estate Principles &amp; Practices

**Catalog Description:**

Introduction to real estate. Introduction to the real estate business, ethics, agency, purchase agreements, land surveying and title work, appraisals, finance, property management, construction and construction management, investment techniques, and civil rights.

**Credit Hour(s):**

3

**Lecture Hour(s):**

3

### Requisites

**Prerequisite and Corequisite**

None.

### Outcomes

**Course Outcome(s):**

Describe the overall real estate environment.

**Essential Learning Outcome Mapping:**

Not Applicable: No Essential Learning Outcomes mapped. This course does not require application-level assignments that demonstrate mastery in any of the Essential Learning Outcomes.

**Objective(s):**

1. Describe types of Real Property.
2. Describe types of housing.
3. Describe how real estate investing works.
4. Explain the main elements of property management.
5. Research environmental related issues using Environmental Protection Agency mapping applications.

---

**Course Outcome(s):**

Explain the legal principles involved in land ownership and surveys in Ohio.

**Essential Learning Outcome Mapping:**

Not Applicable: No Essential Learning Outcomes mapped. This course does not require application-level assignments that demonstrate mastery in any of the Essential Learning Outcomes.

**Objective(s):**

1. Explain rights and limitations to owning land.

2. Describe parts of a property deed.
3. Sketch a property boundary based on legal description.
4. Explain how to use the county recorder's office database.
5. Demonstrate an understanding of the various contracts in a real estate transaction.

---

**Course Outcome(s):**

Describe how Real Estate Brokerage works.

**Essential Learning Outcome Mapping:**

Not Applicable: No Essential Learning Outcomes mapped. This course does not require application-level assignments that demonstrate mastery in any of the Essential Learning Outcomes.

**Objective(s):**

1. Explain the different laws that realtors and brokers have to be cognizant of when practicing; such as Equal Opportunity in Housing, Fair Housing Act, Antitrust Laws, and professional ethics.
2. Describe various the various contracts a realtor and broker coordinate.
3. Sequence each step of the real estate transaction.

---

**Methods of Evaluation:**

1. Projects
2. Quizzes and tests
3. Midterm examination
4. Final examination
5. Hands-on activities

**Course Content Outline:**

1. Introduction to Real Estate
  - a. Types of Real Property
  - b. Types of Housing
  - c. Overall Market
  - d. Investment
2. Legal elements of Real Estate
  - a. Land Rights
  - b. Reading Deeds
  - c. Land Descriptions
  - d. Conveyances, Easements, Limitations on Property
  - e. Eminent Domain
  - f. Transfer of Property
  - g. Title Records and Records Searching
3. Brokerage
  - a. Brokerage and Real Estate License Laws
  - b. Antitrust Laws
  - c. Professional Organizations and Ethics
  - d. Agency
  - e. Client Representation
  - f. Contracts
  - g. Financing
  - h. Taxes and Liens
  - i. Appraisals
4. Fair Housing
  - a. Equal Opportunity in Housing
  - b. Fair Housing Act
  - c. Fair Housing Issues
  - d. Implications for Real Estate Professionals
5. Property Management
  - a. Management Agreement and Responsibilities
  - b. Federal Laws and Risk Management
  - c. Land-Use Controls and Development
  - d. Environmental Issues and land management

The Course Schedule is subject to change due to pedagogical needs, instructor discretion, parts of term, and unexpected events.

## Resources for the Instructor

Fillmore W. Galaty, Wellington J. Allaway, and Robert C. Kyle. (2022) *Modern Real Estate Practice in Ohio*, Dearborn Real Estate Education .

---

Hondros Learning . (2019) *Ohio Real Estate Principles & Practices*, Hondros Learning.

---

Graboviy, Petr . (2020) *Construction management and real estate development*, Bokforlaget Efron & Dotter AB.

---

Ghilani, Charles D. (2021) *Elementary Surveying: An Introduction to Geomatics*, Pearson.

---

## Additional Resources for the Instructor

Ohio Revised Code: <https://codes.ohio.gov/ohio-revised-code/chapter-4735>

EPA Mapping Applications. [https://www.epa.gov/enviroatlas/enviroatlas-interactive-map/](https://www.epa.gov/enviroatlas/enviroatlas-interactive-map). 2024.

Top of page

Key: 5151