

CNST-1310: REAL ESTATE LAW

Cuyahoga Community College

Viewing: CNST-1310 : Real Estate Law

Board of Trustees:

March 2025

Academic Term:

Fall 2025

Subject Code

CNST - Construction Engineering Tech

Course Number:

1310

Title:

Real Estate Law

Catalog Description:

Ohio real estate law, municipal, state, and federal civil rights law, new case law on housing discrimination, desegregation issues, and methods of eliminating the effects of prior discrimination. Legal phase of real estate transactions. Review of listing, purchase agreement, mortgage, land contract, and settlement forms.

Credit Hour(s):

3

Lecture Hour(s):

3

Requisites

Prerequisite and Corequisite

None.

Outcomes

Course Outcome(s):

Describe land and its elements.

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 Basket of Rights.
2. Describe types of easement and land restrictions.
3. Describe various real estate contracts for land acquisition.

Course Outcome(s):

Describe creative contracts found in real estate.

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 ethical and legal considerations in real estate.
2. Describe types of deeds.

3. Describe civil rights laws and how housing discrimination impacts people.

Course Outcome(s):

Demonstrate the ability to search for real estate records.

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. Summarize case studies from the textbook.
2. Utilize county recorder databases to find property deeds.
3. Explain where to search for potential environmental issues regarding a specific property.
4. Explain how to use FEMA (Federal Emergency Management Agency) Flood Maps.

Methods of Evaluation:

1. Quizzes
2. Midterm
3. Final examination
4. Case studies

Course Content Outline:

1. Land and its elements
 - a. Land Rights/Basket of Rights
 - b. Parts of a Deed
 - c. Types of Easements and land restrictions
2. Land acquisition using various real estate contracts
 - a. Purchase agreement contracts
 - b. Contracts for deed
 - c. Lease agreements
 - d. Power of Attorney Contracts
3. Creative contracts found in real estate: reasons for suspension and revocation of a license
 - a. Provisions and impacts
 - b. Assignment and transfer of ownership
 - c. Other provisions
4. Creative contracts used in today's market
 - a. Introduction into the legal system
 - b. Estates in land
 - c. Condominium and cooperatives
 - d. Types of deeds
 - e. Types of real estate contracts
 - f. Closing the real estate transaction
 - g. Evidence of title
 - h. Probate distribution of real estate
 - i. Legal rights in real estate co-ownership
 - j. Civil rights
 - k. Mortgage transaction
 - l. Escrow
 - m. Landlord-tenant relationships
 - n. Environmental law

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

Resources for the Instructor

Davis, William. (2016) *Fundamentals of Ohio Real Estate Law*, Carolina Academic Press.

Tubrazy, S.J. (2023) *Real Estate Law: Legal Aspects of Buying, Selling, and Renting Properties*, Kindle.

Malloy, Robin Paul. (2020) *Emanuel Law Outlines for Real Estate*, Aspen Publishing.

Klayman, Elliot. (2022) *Real Estate Law*, Dearborn Real Estate Education.

Additional Resources for the Instructor

Ohio Revised Code on Real Property: <https://codes.ohio.gov/ohio-revised-code/title-53>

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