

Property Law Syllabus

Fall 2022

Professor Annie Brett

brett@law.ufl.edu

Required Coursebook

Readings for this class will primarily be from *Open Source Property*. Electronic versions of the material are available on our course Canvas page. If you wish to purchase a hard copy, a royalty-free version is available on Amazon and linked from Canvas.

Class Meetings

Tuesday, Wednesday, Thursday: 10:45-12:00

Location: HH 285B

Office Hours

Tuesday 12:00-1:00

Wednesday 12:00-1:00, or by appointment

Location: HH 333

Course Description

This course covers the acquisition and possession of real and personal property; estates in land; introduction to future interests; landlord and tenant; survey of modern land transactions and methods of title assurance; easements; and licenses, covenants, and rights incident to land ownership.

Learning Outcomes

After completing this course, students should be able to:

1. Understand the basics of different types of property and how these are subject to ownership.
2. Determine how property rights can be gained, divided, transferred and terminated.
3. Articulate constitutional, statutory, and common law limitations on the scope of property rights and government regulation of these rights.

Attendance Policy

Per ABA requirements, please attend all classes unless you have a compelling reason not to do so, in which case you should email me beforehand. Missing more than 4 classes may negatively impact your grade.

Please do not arrive late to class, leave early, or leave to take a break during class absent extenuating circumstances. Please turn off your cell phone during class. I reserve the right to lower your final grade if you engage in behavior that disrupts the learning environment for your classmates.

Class Participation

Active participation is an essential component of this class. I ask that each of you arrive to class having done the readings and prepared to meaningfully engage in discussion. Participation will account for 10% of your final grade.

As a law student and future lawyer, it is important that you be able to engage in rigorous discourse and critical evaluation while also demonstrating civility and respect for others. This is even more important in the case of controversial issues and other topics that may elicit strong emotions. As a group, we are likely diverse across racial, ethnic, sexual orientation, gender identity, economic, religious, and political lines. As we enter one of the great learning spaces in the world—the law school classroom—and develop our unique personality as a class section, I encourage each of us to speak and listen honestly, thoughtfully, and respectfully and allow ourselves and each other to verbalize ideas and to push the boundaries of logic and reasoning both as a means of exploring our beliefs as well as a method of sharpening our skills as lawyers.

Recordings

The Office of Student Affairs will continue to record all classes via Mediasite in case students must miss class for health reasons. The Office of Student Affairs will determine when students may have access to these recordings, and the recordings will be password protected. These recordings will be retained only for a short period of time and it is the student's responsibility to contact the Office of Student Affairs as soon as possible after an absence.

Evaluation

This class will have an open-book final examination that will account for 90% of your final grade. The remaining 10% of your grade will be based on your active participation in class.

Preferred Name

It is important to the learning environment that you feel welcome and safe in this class; and that you are comfortable participating in class discussions and communicating with me on any issues related to the class. If your preferred name is not the name listed on the official UF roll, please let me know as soon as possible by e-mail or otherwise. I would like to acknowledge your preferred name, and pronouns that reflect your identity. Please let me know how you would like to be addressed in class, if your name and pronouns are not reflected by your UF-rostered name.

UF Law Grading Policies

This course will be graded in accordance with the law school's grading policy.

Letter Grade	Point Equivalent
A (Excellent)	4.0
A-	3.67
B+	3.33
B	3.0
B-	2.67
C+	2.33
C (Satisfactory)	2.0
C-	1.67
D+	1.33
D (Poor)	1.0
D-	0.67
E (Failure)	0.0

The law school grading policy is available at: <https://www.law.ufl.edu/life-at-uf-law/office-of-student-affairs/current-students/uf-law-student-handbook-and-academic-policies> . The law school policy on exam delays and accommodations can be found [here](#).

Accommodation for Students with Disabilities

Students requesting accommodation for disabilities must first register with the Disability Resource Center (<http://www.dso.ufl.edu/drc/>). Once registered, students will receive an accommodation letter which must be presented to the Assistant Dean for Student Affairs (Dean Mitchell) when requesting accommodation. Students with disabilities should follow this procedure as early as possible in the semester.

UF Law Honor Code:

Students are bound by the UF Law Honor Code, which can be found here: <https://www.law.ufl.edu/life-at-uf-law/office-of-student-affairs/additional-information/honor-code-and-committee/honor-code>.

Reading Assignments

Per ABA Standard 310, it is anticipated that you will spend approximately 2 hours out of class reading and/or preparing for in class assignments for every 1 hour in class.

A list of reading assignments for the semester will be available on Canvas.

Assignment	Topic
Part I: What is Property?	
1	Introduction
2	Introduction
3	Personal property
4	Personal property
5	Real property
6	Adverse Possession
7	Real property
8	Intellectual property
9	Intellectual property
10	Intangible property
11	Intangible property
12	Case Study: Natural Resources
Part II: Dividing Property	
13	Concurrent interests
14	Marital property
15	Estates in land
16	Leases
17	Tenants' Rights
18	Easements

19	Bailments and Liens
Part III: Transferring Property	
20	Voluntary transfers
21	Accession and Eminent Domain
22	Recording Acts
23	Mortgages
Part IV: Regulating Property	
24	Nuisance
25	Restrictive covenants
26	Zoning
27	Zoning
28	Zoning
29	Constitutional Limits

Online Course Evaluation Process

Students are expected to provide professional and respectful feedback on the quality of instruction in this course by completing course evaluations online via GatorEvals. Guidance on how to give feedback in a professional and respectful manner is available at <https://gatorevals.aa.ufl.edu/students/>. Students will be notified when the evaluation period opens and can complete evaluations through the email they receive from GatorEvals, in their Canvas course menu under GatorEvals, or via <https://ufl.bluer.com/ufl/>. Summaries of course evaluation results are available to students at <https://gatorevals.aa.ufl.edu/public-results/>.