

Property Law Syllabus

Spring 2024

Professor Annie Brett

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Required Coursebook

Readings for this class will primarily be from a 2022 edition of *Open Source Property*. A digital version of the material is 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

Monday, Tuesday, Wednesday: 9-10:15

Location: HH 285C

Office Hours

Tuesday 10:15-12:00

Thursday: 12:00-2:00

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 you are expected to attend all classes. Missing more than 5 classes may negatively impact your grade. The only excused absences are those taken for observance of religious holidays. If you are planning to miss class for that reason, please let me know. Otherwise, in the interests of privacy and efficiency is not necessary to tell me why you are absent and telling me does not excuse the absence.

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.

In addition to discussions and questions, I will also use Poll Everywhere throughout the class as a means of checking understanding and identifying any areas of confusion. Please bring a device (phone or laptop) to class that is capable of accessing Poll Everywhere.

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.

UF Levin College of Law Standard Syllabus Policies

Other information about UF Levin College of Law policies, including compliance with the UF Honor Code, Grading, Accommodations, Class Recordings, and Course Evaluations can be found at this link: <https://ufl.instructure.com/courses/427635/files/74674656?wrap=1>.

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: Owning Property	
1	Introduction: What is property? - Read pp. 42-67 for Tuesday 1/16
2	Introduction: What is ownership? - Read pp. 3-37 for Wednesday 1/17
3	Personal Property - Read pp. 86-114
4	Real Property - Read pp. 114-139
5	Intangible and Intellectual Property
6	Finders
7	Adverse Possession
8	Case Study: Natural Resources
Part II: Dividing Property	
9	Concurrent interests
10	Marital property
11	Marketability
12	Estates in land
13	Easements

14	Trusts and Corporations
15	Leases
Part III: Transferring Property	
20	Gifts
21	Wills and Deeds
22	Warranties and Defects
23	Mortgages
24	Recording Acts
25	Eminent Domain
Part IV: Regulating Property	
24	Nuisance
25	Takings
26	Zoning
27	Restrictive Covenants