Instructor Information:
Instructor(s): Leslie S. Lukasik, JD, MBA, MA
            Phone(s): 360-420-6481
            E-mail(s): leslie.lukasik@skagit.edu
            Office(s): N/A
            Office Hours: TBA

Course Information:
Delivered and scheduled through the Outreach Credit Program

Prerequisites: None

Course Description:
This course covers all major areas of real property law, including the nature of real property, types of
ownership, real estate contracts, title and insurance, financing, landlord and tenant, land use,
environmental law and regulation. An understanding of real property law is fundamental to understanding
boundary law.

Disability Statement:
If you have a physical, learning, or psychological disability and require accommodations, please let me
know as soon as possible. You will need to register with, and provide documentation of your disability to,
University Disability Support Services (UDSS) in SEO, room 330 Knight Hall, (307) 766-6189, TTY:
(307)766-3073.

Objectives/Outcomes/Standards:
Upon completion of this class the student should have understanding of:
    The law as it relates to land ownership
    What real property is
    How the right to use land is conveyed
    The limitations and requirements of land ownership
    How the state controls and influences the use of property
    The limitations which can be imposed on real property based on environmental concerns.

Text(s) and Readings:
0978-1-285-42876-5 (paper back).

Course Requirements/Assignments:
This course will consist of lectures, homework, reading assignments, a term paper, attending a trial
involving real property or interviewing an attorney or a judge whose practice is partially devoted to real
property issues, interpreting court decisions, and tests. Please note that the last exam will be proctored.

Grading Standards:
Exams - two at 100 points = 200 points, Interviewing an attorney, a judge, or attending a real property trial -
75 points, Term paper – 75 points, Fourteen Homework assignments at 10 to 20 points each depending on
the amount of work.
Grading will be based on:
A   94% or better
A-  90 – 93%
B+  87 – 89%
B   83 - 86%
B-  80 – 82%
C+  77 – 79%
C   73 – 76%
C-  70 – 72%
D+  67 – 69%
D   63 – 66%
F   62% or less

Attendance/Participation Policy:
Students are expected to attend every teleconference.

Academic Honesty:
The University of Wyoming is built upon a strong foundation of integrity, respect and trust. All members of the university community have a responsibility to be honest and the right to expect honesty from others. Any form of academic dishonesty is unacceptable to our community and will not be tolerated [from the UW General Bulletin]. Teachers and students should report suspected violations of standards of academic honesty to the instructor, department head, or dean. Other University regulations can be found at: http://uwadmnweb.uwyo.edu/legal/universityregulations.htm

Course Outline:
Topics:
  Introduction to the Legal System
  The Nature of Property
  The Scope of Real Property
  Rights in Land of Others
  Types of Ownership
  Real Estate Contracts
  Title and Insurance
  Prescriptive Rights
  Split Estates
  Financing Real Estate Purchases
  Rights and Duties of Landowners/Occupants
  Closings and Taxation Issues
  Landlord and Tenant Law
  Legal Planning and Regulation of Land Use
  Environmental Law and Regulation

The instructor may make changes to the syllabus as the course proceeds. If necessary, these changes will be announced in class.