

LAW 7122-03: PROPERTY I

SYLLABUS

Prof. Bell
Fall 2011

COURSE DESCRIPTION AND OBJECTIVES

Property law surrounds us, providing a fundamental framework for our social world. Property law determines what we own, how rights we enjoy to it, and how to transfer those rights to others. This semester, in Property I, we will focus on first possession, subsequent possession, possessory estates, future interests, co-ownership and marital interests, and leasehold estates. Next semester, in Property II, we will cover land transactions, title assurance, nuisance, servitudes, zoning, and takings.

Together with Property II, this course prepares you to analyze a wide variety of property law issues at a general level. Dealing with particular problems, such as commercial leases or foreclosures, may require additional, specialized study. This class will also polish your legal reasoning skills and introduce you to some of the practical and ethical concerns of working attorneys. Property law provides a fundamental framework for *all* of us; for some of you it will also provide a rewarding career.

GRADING

A final exam of essay and multiple-choice questions will count for 75% of your grade for the course. The essay portion will predominate. It will be partially closed-book; the multiple-choice part will be closed-book. A similarly formatted mid-term exam will count for 25% of your course grade.

Your class participation may also affect your grade. I will throughout the semester call on students at random to ask questions about the assigned materials and various related hypothetical problems. If you are not prepared to engage in such a discussion you may elect to pass. There is no penalty for passing once, but any student who elects to pass more than once, or who fails to pass but exhibits inadequate preparation, will lose .1 points from his or her final grade for each such infraction.

HOW TO CONTACT PROF. BELL

I encourage you to contact me if you have questions or comments about what we discuss in class or about law school in general. Look for me in my office, room 438, each Tuesday and Thursday from 9:15 until 10 a.m., again from 11:35 a.m. to 12:55 p.m., and also from 2:35 until 4:35 each Tuesday. I welcome you to drop by and chat at those times or at other times by appointment or chance. You can also call me at 714/628-2503 or email me at tbell@chapman.edu. I prefer email. On the appropriate Blackboard site and at www.tomwbell.com/teaching.html you can find course documents and study materials.

READING ASSIGNMENTS

This syllabus sets forth the readings assigned from the course's only required text, PROPERTY (Dukeminier, Krier, Alexander, & Schill, eds., 7th ed. 2010). You should read all of these citations inclusively; "pp. 1-5," for instance, means "pages 1, 2, 3, 4, and 5." Please note that while I will make a good faith effort to follow this syllabus, I reserve the right to change it.

<u>class #</u>	<u>assignment</u>	<u>(# pages)</u>
Ch. 1. First Possession: Acquisition of Property		
Classes 1 & 2:	pp. xxxi, 3-26, 33, 35-46	(32)
Class 3:	pp. 46-62, 65-66	(18)
Class 4:	pp. 70-84, 88-96	(21)
Ch. 2. Subsequent Possession: Acquisition of Property by Find, Adverse Possession, and Gift		
Class 5:	pp. 97-116	(18)
Class 6:	pp. 116-136	(20)
Class 7:	pp. 136-158, 161-163	(23)
Class 8:	pp. 164-181	(16)
Ch. 3. Possessory Estates		
Class 9:	pp. 183-207	(24)
Class 10:	pp. 208-225	(18)
Class 11:	pp. 226-242, 249-251	(18)
Ch. 4. Future Interests		
Class 12:	pp. 253-271	(21)
Class 13:	pp. 273-292	(19)
Class 14:	pp. 292-315	(20)

Review of Estates and Interests

Class 15: (0)

Midterm Exam

Class 16 (Thursday, October 13) (0)

Ch. 5. Co-Ownership and Marital Interests

Class 17: pp. 319-337 (18)

Class 18: pp. 337-356 (20)

Class 19: pp. 356-377 (21)

Class 20: pp. 378-395 (17)

Class 21: pp. 395-418 (24)

Ch. 6. Tradition, Tension, and Change in Landlord-Tenant Law

Class 22: pp. 419-438 (17)

Class 23: pp. 438-457 (20)

Class 24: pp. 457-475 (18)

Class 25: pp. 476-492 (17)

Class 26: pp. 492-508 (17)

Class 27: pp. 508-515 (8)

Review

Class 28 (0)