

UNIVERSITY OF GUELPH

Department of Consumer Studies

COST 4840 Real Estate Law Fall 2010 Course Outline

Lecturer: James Moon
Phone: 824-8207 Tuesday & Thursday (8:00 p.m. – 9:30 p.m.)
e-mail: xiaomoon@rogers.com

Lectures: Mondays 19:00 – 22:00

Marking: Assignment 40%
Final Exam 60%

Required Text:

Real Estate Practice In Ontario (6th Edition), Donahue, Quinn and Grandilli

Lecture Room:

Final Exam: Tuesday, December 7th, 2010 2:30 p.m. – 4:30 p.m.

Drop & Add: Refer to Undergraduate Calendar

Calendar Description: This course lays out the legal principles which guide the expanding and changing body of law dealing with housing and real estate development and forms of occupancy; statutory and regulatory matters are explored.

September 13 Buying & Selling property in Ontario
- An Overview
- Includes a review of Land Registration in Ontario

REQUIRED READING: Chapters 1, 2 & 17

September 20 Agreements of Purchase & Sale and Title Searching

REQUIRED READING: Chapters 10, 11 & 16

ASSIGNMENT: Handout

Due: November 1, 2010

September 27 Planning Act and Subdivision Control
Surveys
Ownership

REQUIRED READING: Chapters 5 & 6

October 4 Requisitions
Closing a Transaction

REQUIRED READING: Chapters 9, 12 & 6

October 11 **THANKSGIVING – NO CLASS**

October 18 Mortgages
REQUIRED READING: Chapters 19 & 20

October 25 Condominiums
REQUIRED READING: Chapters 13

November 1 **ASSIGNMENTS DUE**

Remedies
Estate Conveyancing
Cottages

REQUIRED READING: Chapters 14 & 15

November 8 Special Issues in Conveyancing
New Homes
Commercial & Industrial

REQUIRED READING: Chapter 14

November 15 Landlord & Tenant Issues

November 22 Title Insurance, Construction Liens, Aboriginal Property Issues
REQUIRED READING: Chapters 8, 12, pages 260-273

November 29 Electronic Registration
General Review

December 7 **FINAL EXAM**