

**PROPERTY I**  
**Syllabus, Fall 2017**

Professor Matthew Festa  
Class: M/W/F 8:00-8:50, Rm. 202

Office: Rm. 235; Mon. & Wed., 9:00-11:00  
email: [mfesta@stcl.edu](mailto:mfesta@stcl.edu)

Text: Dukeminier et al., *Property: Concise Edition* (2d Edition, Aspen 2017).

Assignments: We will cover Parts I-III (pages 1-534) during the Fall Semester. Unless otherwise announced or posted, read and be prepared to discuss approximately 20-25 pages from the casebook, beginning from the point at which the previous class ended.

Coverage: We will cover the following topics, as set forth in the Dukeminier Concise Edition casebook. Refer to the casebook Table of Contents for further information.

- Fall Semester
  - Introduction to Property Fundamentals
  - Subsequent Possession: Find, Adverse Possession, & Gift Law
  - Estates in Land
  - Future Interests
  - Co-Tenancy
  - Landlord-Tenant Law
- Spring Semester
  - Land Transactions: Contracts, Deeds, & Finance
  - Title Assurance: Recording & Insurance
  - Nuisance
  - Servitudes: Easements & Covenants
  - Zoning

Attendance: Regular attendance is required in accordance with ABA and law school policy. I will contact you if attendance becomes an issue.

Participation: Participation in classroom discussion is required of students who are called on. Participation of others is encouraged. Professionalism in the classroom is expected at all times.

Assessment & Grading: Final grades for the course will be calculated the end of the spring semester as follows: 50% from Class Exams; and 50% from the Comprehensive Exam

- Comprehensive Exam: to be administered to all first-year sections at the end of the full school year. See Comprehensive Exam disclosure statement.
- Class Exams: four exams will be given to the Section during the year: two in the Fall and two in the Spring. The first exam will be given during midterm week on the Fall calendar. Additional information on these exams will be provided.
- Fall Semester: the fall semester examination schedule will be as follows:
  - Midterm exam: essay format, during Midterm Week, 40% of semester grade.
  - Fall Final exam: multiple choice, during Finals Week, 60% of semester grade

### Learning Objectives (Fall Semester)

1. Identify Property law issues that arise from events or transactions in real and personal property;
2. Invoke in writing the pertinent rule of law associated with that issue;
3. Analyze in writing these events or transactions, explaining the likely legal solution;
4. Articulate the evolution and development of Property law from feudal to modern times;
5. Apply the abstract concepts of the possessory estates and future interests to various concrete real-world problems;
6. Advocate for and against the proper application and desirability of a rule of Property law on the basis of efficiency and fairness.
7. Differentiate on the basis of granting language the various possessory estates, future interests, leasehold estates, and concurrent estates.
8. Explain the rights, obligations, and legal issues in a landlord-tenant relationship.

ADA: The University complies with all provisions of the Americans with Disabilities Act. Further information is available from university resources.