PROPERTY LAW (PRGL)

PRGL 0107. PROPERTY. (4 to 5 Credits)
An introduction to the law of personal and real property. Topics may include possession, finding, gifts, bailments, estates in land, future interests, adverse possession, concurrent ownership, easements, covenants running with the land, servitudes, zoning, takings, nuisance, land conveyancing, title assurance, and the economic and philosophic bases of property rights. Four-credit courses that meet for 150 minutes per week require three additional hours of class preparation per week on the part of the student in lieu of an additional hour of formal instruction. Attributes: JD, LMCO.

PRGL 0223. LAND USE AND REAL ESTATE DEVELOPMENT SKILLS. (2 Credits)
This course will provide students with practical skill development in real property and land use issues. A review of effective skills needed in the representation of clients before land use administrative agencies as well as employment of best practices in drafting real property documents will be studied. Consideration of special issues to be addressed in appearing before Planning, Zoning and other real property administrative bodies will be undertaken. This class will explore drafting requirements concerning real property matters as well as client concerns from an applicant, municipal entity and citizen group viewpoint when advocating for or against real estate projects. Real property issues involving civil rights and RLUIPA cases will also be reviewed from a practical perspective representing clients. Litigation skills involving real property and land use cases will be studied and also developed from both the drafting of pleadings perspective as well as use of “courtroom” skills for utilization in practice before administrative agencies. Attribute: LAW.

PRGL 0299. AFFORDABLE HOUSING. (2 Credits)
This seminar explores the law and policy of affordable housing. We will begin with an overview of housing market dynamics—both for those who rent and those who own their homes—and ways in which housing markets fail. We will then turn to the primary policy tools that have developed in response, examining in detail several cutting-edge topics including the subprime mortgage crisis, on-going challenges for ensuring fair housing and equal opportunity, and sustainability and “green” affordable housing. Attributes: INLJ, LLM, PIE.

PRGL 0315. COOPS & CONDOMINIUMS. (2 Credits)
Basics of the condominium and cooperative forms of ownership of real property. Includes discussion of legal nature and structure of condominiums and cooperatives; comparison of the two; review of the critical underlying documentation of each (declaration of condominium and by-laws and cooperative proprietary lease and by-laws); special tax aspects of each; regulatory concerns, including offering plans; tax aspects of each; review of documentation and procedures in typical transactions; loans; title insurance; operating issues of the associations; special topics of conversions, commercial properties, etc. Attributes: JD, LLM.

PRGL 0363. LAW USE LAW. (2 or 3 Credits)
The course will provide an overview of land use law and planning, including the application of zoning and land use controls that have shaped American cities and towns, environmental impact review under both the National Environmental Policy Act and New York State Environmental Quality Review Act, and the use of eminent domain by federal and New York State agencies. Topics will also include the preservation of historic resources and landmark buildings, urban renewal, the protection of parkland under the public trust doctrine, and measures to address climate change through local planning. In addition to reviewing statutes and case law, the course will provide a how-to-do approach to land use planning, utilizing examples of large development projects currently occurring in New York City. Attributes: INLJ, PIE.

PRGL 0415. REAL ESTATE FINANCE. (2 or 3 Credits)
A broad review of the legal aspects of real estate finance, including an understanding of the parties involved and their expectations, responsibilities and roles, loan types and structures, due diligence concerns, terminology, documentation, negotiating positions and default and enforcement issues. Class work will include negotiations and periodic memoranda. Attribute: LAWB.

PRGL 0422. REAL ESTATE TRANSACTIONS. (2 to 3 Credits)
This class focuses on the law and practice of buying, selling, and financing real estate. In the course of the semester, we will explore themes inherent in real estate transactions, including the role of the lawyer in real estate transactions, the primary client risks that transactional lawyers in real estate need to understand, and the tools that real estate attorneys bring to the identification, allocation, and management of those risks. This is a course, in short, about real estate as deal making and the myriad ways attorneys structure transactions, negotiate, draft documents, engage with clients, and resolve disputes. Attributes: LAWB, LLM.

PRGL 0515. RES LANDLORD TENANT LAW. (2 Credits)
This course covers the practical and theoretical aspects of residential landlord-tenant summary proceedings and plenary actions in Housing Court, Civil Court, Supreme Court, and other courts across New York State and of appeals from those courts. Emphasis is placed on prosecuting, defending, settling, trying, and appealing residential nonpayment, holdover, and HP (repair) cases; lease interpretation; and market, rent-regulated, cooperative, and other tenancies. Students will write a short paper and complete a take-home exam. Attributes: JD, LLM. Prerequisite: CVGL 0101.