PRGL 0315. Coops and 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, LAWB, LLM.

PRGL 0363. Land 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.