Syllabus
Property II, Section 1
Spring, 2016

Class sessions: room 102
11:00-12:15pm, Mondays and Wednesdays

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What you can expect to learn: This class is the second semester of a year-long course, a course that is taught to just about every first year law student in the United States. In this semester you will learn about three major topics in property law: non-possessory interests which include easements and their cousins, real estate transactions, and governmental control and use.

Last semester you worked on learning the law from a case or series of cases. This semester we will build on those skills and engage in more practical applications of the law you will be learning. In the first semester the practice of law was hypothetical. At the end of this semester, many of you will be working at a legal job, internship or volunteer position. My goal is to prepare you to serve your employer and clients effectively.

Attendance: Be here, it’s what you paid for. I work hard to make sure class time is valuable to you. And if you miss more than six classes, you will not be allowed to take the final.

Grading: Your grade will be based on the following factors: Two short papers, each worth 15% of your grade, and a final exam worth 70%.

D2L: Keep posted on news, (yes news in the world of property!) assignments, any changes in the syllabus and other good stuff through D2L.

Office hours: This semester I am teaching only at the law school, no classes across campus, and my only office is here at the law school. So stop by any time, including after class. If you want to reserve some time, feel free to schedule an appointment.

Recording class sessions: As a general rule, I will not allow audio or video recording in class. My sense is that you will be more likely to participate in and learn from the class if you are not worried that someone else is recording you. If there are special circumstances that you believe require recording, please talk with me.

Final exam: The final exam in this class will be held on Tuesday, May 10, at 8:15am.
Workload expectations: Even if you haven’t thought about this, the American Bar Association has. The ABA’s standards for accrediting law schools contain a formula for calculating the amount of work that constitutes one credit hour. According to ABA Standard 310(b)(1), “a “credit hour” is an amount of work that reasonably approximates: (1) not less than one hour of classroom or direct faculty instruction and two hours of out-of-class student work per week for fifteen weeks, or the equivalent amount of work over a different amount of time.” This is a three credit hour class, so the assigned reading and out of class preparation should take you about three hours for each class session or six hours for the week. Bottom line, the ABA expects that you will spend a total of nine hours per week on this class. You know that I don’t always agree with those in authority, but this guideline seems pretty smart to me.

Yikes! Stress! The University and the School of Law recognize that there are lots of potential stressors in your life. Here is some information on a campus-wide effort to be there to support you: The purpose of Saluki Cares is to develop, facilitate and coordinate a university-wide program of care and support for students in any type of distress—physical, emotional, financial, or personal. By working closely with faculty, staff, students and their families, SIU will continue to display a culture of care and demonstrate to our students and their families that they are an important part of the community. For Information on Saluki Cares: (618) 453-5714, or siucares@siu.edu, http://salukicares.siu.edu/index.html. At the School of Law, Assistant Dean Judi Ray is also available to help students access university resources. Her email is judiray@siu.edu, and her phone number is 618-453-3135.

Disabilities: I want everyone in this class to succeed. If a disability is challenging you, here is some information about how to seek accommodations: Disability Support Services provides the required academic and programmatic support services to students with permanent and temporary disabilities. DSS provides centralized coordination and referral services. To utilize DSS services, students must come to the DSS to open cases. The process involves interviews, reviews of student-supplied documentation, and completion of Disability Accommodation Agreements. http://disabilityservices.siu.edu/. Upon completion of a Disability Accommodation Agreement with DSS, students should bring the agreement to the School of Law Registrar’s Office to ensure the School of Law provides the proper classroom and examination accommodations.

Emergency Procedures: Emergency Procedures. Southern Illinois University Carbondale is committed to providing a safe and healthy environment for study and work. Because some health and safety circumstances are beyond our control, we ask that you become familiar with the SIUC Emergency Response Plan and Building Emergency Response Team (BERT) program. Emergency response information is available on posters in buildings on campus, available on BERT’s website at www.bert.siu.edu, Department of Safety’s website www.dps.siu.edu (disaster drop down) and in Emergency Response Guideline pamphlet. Know how to respond to each type of emergency.

Instructors will provide guidance and direction to students in the classroom in the event of an emergency affecting your location. It is important that you follow these instructions and stay with your instructor during an evacuation or sheltering emergency. The Building Emergency Response Team will provide assistance to your instructor in evacuating the building or sheltering within the facility.
Tentative schedule:
This is the target schedule for the semester. I expect it will change some over the course of the semester. As those changes are made I will post the revised syllabus on D2L. The reading assignment listed is to be prepared for Monday of each week. Each Wednesday will be devoted to application of what we have learned.

January 20   Review of exam from last semester, introduction to this semester, a very short reading assignment will be posted on D2L

January 25   Easements. Don’t be so negative! 520 - 553

February 1   Easements as shape shifters. 523 - 582

February 8   Promissory servitudes. As crusty as they sound. 582 - 609

February 15  Promissory servitudes now. Can’t we all just get along? 609 - 629

February 22  More servitudes, can’t live with them, can’t live without them. 629 - 665

February 29  Land transfers. Let’s make a deal! 666 - 715

March 7      Hey, did you notice this title? 715 - 758

March 14     Spring break. Yay!

March 21     Blessed assurance. 758 - 791

March 28     Financing. I will gladly pay you Tuesday for a hamburger today. 791 - 821

April 4      Government. Stop bothering me, I’m in the zone. 822 - 851

April 11     Oh-zoning. 851 - 895

April 18     Eminent domain. You are the boss of me. 896 - 941

April 25     More takings and fees (could they really be simple this time?) 941 - 970

May 10       8:15am Final exam