

Syllabus  
**Property II, Section 1**  
Spring, 2023

**Class sessions:** room 204  
11:00am – 12:15pm, Mondays and Wednesdays

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**Textbook:** *Property: A Contemporary Approach*, Fifth Edition, Sprankling and Coletta, (West, 2018), ISBN 978-1-68467-717-7

**What you can expect to learn:** This semester real property gets real – yesss! By the end of this semester you should be able to identify the requirements for a real estate transaction, perform basic elements of a title search, understand how a real estate transaction can be financed, see the desire for and limits of private and public land use planning, and know the sources and limits of government powers over private land. Special bonus -- all of these topics are fair game on the bar exam. Beyond all that we will examine where institutional biases have an impact and envision your role in making all of this work better for everyone.

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 help prepare you to serve your employer and clients effectively.

By now you also have your own expectations for law school and for this class. Get in touch with me early in the semester about what you want from this semester and how we can work together to get you there.

**Attendance:** Be here. I try 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:  
a short report on your title research 5%,  
a Multistate Performance Test-style paper 10%,  
a mid-term exam 25%, and  
a final exam worth 60% of your grade.

**D2L:** Keep posted on news, assignments, any changes in the syllabus and other good stuff through D2L.

**Office hours:** This semester, in addition to our property class, my other class is on Tuesday and Thursday at 11:00. Stop by any other time, including after class. If you want to reserve some time, feel free to schedule an appointment. You can also reach me by email at [ssimon@siu.edu](mailto:ssimon@siu.edu), and you can call me at my cell, 618 967-2062. Remember that I am an old person and go to sleep earlier than you do. 😊

**Recording class sessions:** To maximize your opportunities to get what you need from class, our class sessions will be recorded and posted. Keep in mind that the quality of the recordings is pretty rotten. This semester I will try to get the sound recorded too – such an idea!

**Final exam:** The final exam in this class will be on a date to be set by the school, some time between May 2 and May 12.

**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) 453-2461, or [siucares@siu.edu](mailto:siucares@siu.edu), <https://salukicare.siu.edu/>. Assistant Dean Judi Ray is available at the School of Law to help students access university resources. Please email her at [judiray@siu.edu](mailto:judiray@siu.edu), or call 618- 453-3135.

**Disabilities and accommodations:** I want everyone in this class to succeed. If a disability is challenging you, here is some information about how to seek accommodations: SIU Carbondale is committed to providing an inclusive and accessible experience for all students with disabilities. Disability Support Services coordinates the implementation of accommodations. If you think you may be eligible for accommodations but have not yet obtained approval, please contact DSS immediately at 618-453-5738 or [disabilityservices.siu.edu](http://disabilityservices.siu.edu). You may request accommodations at any time, but timely requests help to ensure accommodations are in place when needed. Accommodations and services are determined through an interactive process with students and may involve consideration of specific course design and learning objectives in consultation with faculty. Upon completion of a Disability Accommodation Agreement with DSS, students should bring the agreements for each course to the School of Law Registrar's Office to ensure the School of Law provides the proper classroom and examination accommodations.

**Tornado much?** We ask that you become familiar with **Emergency Preparedness @ SIU**. Emergency response information is available on posters in buildings on campus, on the Emergency Preparedness @ SIU website, and through text and email alerts. To register for alerts, visit <http://emergency.siu.edu/>.

**COVID-19:** SIUC's policy on face masks and social distancing is consistent with the guidance from the Centers for Disease Control and Prevention and the Illinois Department of Public Health. For up-to-date information, students, faculty, and staff should visit SIUC's COVID website (<https://siu.edu/coronavirus>), which includes the Saluki Safety Plan. People can also send email to [pandemicinfor@siu.edu](mailto:pandemicinfor@siu.edu).

**Safety awareness facts and education:** Title IX makes it clear that violence and harassment based on sex and gender is a Civil Rights offense subject to the same kinds of accountability and the same kinds of support applied to offenses against other protected categories such as race, national origin, etc. If you or someone you know has been harassed or assaulted, you can find the appropriate resources here: <http://safe.siu.edu>

**Want to know other stuff about University policies?** Sure, why not? I've got the university's syllabus attachment posted on our D2L page.

**Tentative schedule:**

This is the target schedule for readings for the semester. Because I have a jury summons starting on January 17<sup>th</sup>, the start of the semester could be a wild ride. As changes are made, I will post the revised schedule on D2L. Like last semester, the songs noted with each assignment have almost no educational value. ☺

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|-------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| January 18  | Review of exams from last semester, plan for this semester.<br>No reading assignment for today.                                                                                         |
| January 23  | <b>At last we buy land – how hard can this be?</b> read pages 501-521 This Land is Your Land, Woodie Guthrie                                                                            |
| January 25  | <b>Disclosure, indeed!</b> read pages 521-549, Ghostbusters, Ray Parker, Jr.                                                                                                            |
| January 30  | <b>And things go wrong.</b> read pages 549-569, Title, Meghan Trainor                                                                                                                   |
| February 1  | <b>You can be a recording artist!</b> read pages 569-591, Put Your Records On, Corinne Bailey Rae                                                                                       |
| February 6  | <b>For sure</b> read pages 592-600, plus bring your computer or phone to class. We will do some land research in class and plan our trip to the courthouse, Insure my Wrist, Young Thug |
| February 8  | <b>Trip to the courthouse</b>                                                                                                                                                           |
| February 13 | <b>Trip to the courthouse</b>                                                                                                                                                           |

February 15	<b>So Secure.</b> Read pages 601-621, Safe and Sound , Taylor Swift
February 20	<b>Foreclosed!</b> read pages 621-635, It's Over, Roy Orbison
February 22	<b>Just a few of your Legos.</b> read pages 637-668 Ease on Down the Road, Michael Jackson and Diana Ross
February 27	<b>Easy to go big or go home?</b> read pages 668-684 Easy, the Commodores
March 1	<b>Now the neighborhood wants some Legos.</b> read pages 684-705 Happy Together, The Turtles
March 6	mid-term week, no property class
March 8	mid-term week, no property class
March 13-17	Spring break!! Vacation, The Go-Go's
March 20	<b>Who runs this thing?</b> read pages 706-734 Control, Zoe Wees
March 22	Multistate Performance Test-style exercise in class, bring your laptop
March 27	<b>Such a nuisance.</b> read pages 735-760, Dust in the Wind, Kansas
March 29	<b>In the zone.</b> read pages 760-784, The Zone, The Weeknd
April 3	<b>A zone too far?</b> read pages 785-807, We are Family, Sister Sledge
April 5	<b>Save the planet.</b> read pages 809-827, Don't Go Near the Water, The Beach Boys
April 10	<b>The ultimate landowner.</b> read pages 827-850, In the Air Tonight, Phil Collins
April 12	<b>Kinda public.</b> read pages 851-872, Eminence Front, The Who
April 17	<b>Take it.</b> read pages 873-884, Take Five, Dave Brubeck
April 19	<b>The central idea.</b> Read pages 885-900, Choo Choo Ch'Boogie, Louis Jordan
April 24	<b>Test it.</b> read pages 900-927, Put It to the Test, They Might Be Giants
April 26	review day, no new reading
To be set	final exam