

Syllabus
Property II, Section 1
Spring, 2026

Class sessions:

1:30pm – 2:45pm, Tuesdays and Thursdays
In the auditorium

Teacher: Sheila Simon

Office: room 228

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Teaching Assistants:

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Textbook: Like last semester, I am preparing a free, open-source textbook for you. When that link is available I will post it on D2L.

What you can expect to learn: This semester real property gets real – at last! 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:

Participation in class pro bono activity - 5%

A group report on your title research - 10%,
a mid-term exam - 25%, and
a final exam worth - 60%

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

Office hours: In addition to our property class I have a writing class on Mondays and Tuesday at 9am. And you know me well enough to know that if it's a good day I will be biking in the morning and in a little late. Outside of that, stop by any time. If you want to reserve some time, feel free to schedule an appointment. You can also reach me by email at 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.

Final exam: The final exam in this class will be on a date to be set by the school, some time between April 28 and May 8.

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, <https://salukicare.siu.edu/>. Associate Dean Upchurch and I can help you too.

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. The Office of Access and Accommodations coordinates the implementation of accommodations. If you think you may be eligible for accommodations but have not yet obtained approval, please contact OAA immediately at 618-453-5738 or <https://access.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 OAA, 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/>.

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>

Schedule for the first week:

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| January 13 | Quick review of exams from last semester. If time permits, start learning about gifts. Here's the reading for today: Property II reading assignment for January 12 Bailments and Liens.docx |
| January 15 | Launch into splitting and sharing interests with easements: Here's the reading: Property II reading assignment for second class easements.docx |