Course Objectives

The Real Estate Planning course has the following objectives: (1) To develop your ability to determine clients’ goals and to assist clients in resolving conflicts and choices among those goals; (2) To develop your understanding of the concepts and ideas — legal, accounting and otherwise — that can be employed to achieve clients’ goals; (3) To develop your appreciation of the ways the concepts and ideas can be used to achieve clients’ goals; (4) To develop your ability to use, and choose among, various concepts and ideas from a variety of areas of the law, economics, finance, accounting, etc. in order to maximize the achievement of clients’ goals; and (5) To develop your ability to state in writing in a concise, precise and understandable manner advice to clients with respect to how to maximize the achievement of their goals.

Course Mechanics

The required materials for this course are: Steuben, Cases and Materials on Real Estate Planning (“R.E.P.”) and the Problem and Statutory Supplement to Real Estate Planning (“Supp.”). Since I am in the process of revising R.E.P. and the Supp, you will find R.E.P. and the Supp. on the home page for this course on TWEN. As you read the assignments, I would appreciate your comments, positive and negative, on both R.E.P. and the Supp.

My office is located on the 4th floor in Room 418. My telephone number is 303-492-7963. My e-mail address is Norton.Steuben@Colorado.Edu. I am available for student consultation at any time I am in my office. The chances are pretty good that I will be in my office all day, with the exception of class and a lunch break, on Monday and Wednesday. If you want to be absolutely sure that I will be in my office, make an appointment with me before or after class. Any e-mail messages will be answered by the following day.

A planning paper, no more than thirty 8 1/2” x 11”, double-spaced pages in length, analyzing either Problem 1a or 1b and recommending a course of action to the clients is due April 4, 2005 at 5:00 p.m. in the mailbox outside of Room 418. Please use your exam number rather than your name on the paper. The papers will be graded on substance and written expression and will constitute most of your final grade. If you chose, the paper can be a joint effort by two members of the class.

A one question final exam will be given. If a student’s grade on the final exam is higher than the student’s grade on the paper, the grade on the final exam will constitute 25% of the student’s final grade for the course. If the grade on the exam is less than the student’s grade on the paper, the exam grade will be ignored in determining the student’s final grade for the course.

Final grades may be adjusted by up to three points for class participation.
We can adequately cover possibly two divisions of the text in one semester. I have chosen to cover Divisions I. (Acquisition of Real Estate) and II (Disposition of Real Estate) during the spring semester of 2005.

From time to time, materials for the course will be posted on the home page for the course on TWEN. The materials will include the Syllabus, R.E.P. (as I finish revising parts) the Supp. and, as examples, three papers that were written in prior years. The discussion group for the course is open to all students who are enrolled in the course. If you have a question or a comment with respect to the course materials or class discussion, you may post it in the discussion group for the course. I will attempt to respond within one day of the post. If you prefer to ask the question or make the comment privately, you can speak with me before or after class, in my office, by telephone or email.

Reasonable accommodations will be made for persons with disabilities and for religious holidays and occasions. Remember that the Honor Code applies to the preparation of your paper.

**Assignments**

For the Week Commencing Monday:

January 10\(^{th}\) - General Observations to The Unique Tax Characteristics of Partnerships.

January 17\(^{th}\) - The Unique Tax Characteristics of Partnerships to Expectations for the Twenty-First Century: An Overview of the New Limited Partnership Act.


January 31\(^{st}\) - The Limited Liability Company to Benefits and Burdens of Subchapter S In a Check-the-Box World.

February 7\(^{th}\) - Benefits and Burdens of Subchapter S In a Check-the-Box World to The “Model Condominium Code” – A Blueprint for Modernizing Condominium Legislation.


February 21\(^{st}\) - Means of Acquisition to The Land Contract.

February 28\(^{th}\) - The Land Contract to Financing Conditions and Subordination.
March 7th - Financing Conditions and Subordination to Title Protection.

March 14th - Title Protection to Planned Unit Development.

March 28th - Planned Unit Development to Disposition of Real Estate (Division II)

April 4th - Planning paper due by 5:00 PM in the mailbox outside of room 418.

April 4th - Disposition of Real Estate to Dissolution and Liquidation.

April 11th - Dissolution and Liquidation to Deferral of Income Tax on Gain.

April 18th - Deferral of Income Tax on Gain to Real Estate Financing – In General (Division III).