

# Real Estate (RE)

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## **RE 420. Real Estate: Natural Resources Law. 2 hours.**

Examines natural resources law as it relates to real estate, including ownership of natural resources, land use and development, conservation efforts, and development. Course Information: Same as JD 420.

Previously listed as JD 111/RE 621. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

## **RE 426. Real Estate: Environmental Controls and Concerns. 2 hours.**

Survey course of federal and state laws related to air, water, solid waste and noise pollution abatement and the impact on land ownership and development. Course Information: Same as JD 426. Previously listed as JD 609/RE 609. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

## **RE 439. Real Estate Transactions. 3 hours.**

Introduces real estate law in the context of residential transactions, including broker agreements, sales contracts, financing documents, marketable title, insurance, recordation, and warranties/disclosures. Course Information: Same as JD 439. Previously listed as JD 243/RE 643. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413.

## **RE 440. Real Estate: Commercial Transactions. 2 hours.**

Covers legal, accounting, and business issues relating to acquisition and ownership of commercial real estate. Course Information: Same as JD 440. Previously listed as JD 602/RE 602. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

## **RE 452. Real Estate: Land Use Control and Zoning. 2 hours.**

Covers state and local zoning, government controls, planning, and aspects of plat approval for commercial real estate. Course Information: Same as JD 452. Previously listed as JD 604/RE 604. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

## **RE 456. Real Estate: Construction Law. 2 hours.**

Addresses construction contracting, litigation and rights and duties of developers, contractors, subcontractors, design professionals, bonding companies and lenders. Course Information: Same as JD 456. Previously listed as JD 612/RE 612. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

## **RE 458. Real Estate: Public Finance Law. 2 hours.**

Covers real estate based revenue sources such as transfer taxes and special assessments and public entitlements such as TIF and bond financing. Course Information: Same as JD 458. Previously listed as JD 614/RE 614. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

## **RE 459. Real Estate: Drafting and Negotiations Skills Workshop. 2 hours.**

Develops skills in negotiations and drafting through role play exercises for documents used in commercial real estate including engagement letters and purchase contracts. Course Information: Same as JD 459. Previously listed as JD 608/RE 608. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413 ; and JD 439 or RE 439.

## **RE 489. Real Estate: International Law. 2 hours.**

Covers legal issues arising when a foreign person develops/finances real estate in the US or when US person develops/finances foreign real estate. Course Information: Same as IBT 489 and JD 489. Previously listed as JD 615/RE 615/IBT 711. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

## **RE 497. Real Estate: Litigation. 2 hours.**

Covers real estate-related litigation including quiet title, ejectment, eminent domain, partition, foreclosure, mechanic's liens, and brokerage commissions and how transactional attorneys draft remedies. Course Information: Same as JD 497. Previously listed as JD 613/RE 613. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD or RE 439.

## **RE 498. Administrative Law. 3 hours.**

Topics include administrative procedure, the scope of judicial review of administrative action, and the relationship of administrative agencies to the political branches of government. Course Information: Same as IBT 498 and JD 498. Previously listed as IBT 703/JD 250/RE 650. Prerequisites: JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413.

## **RE 499. Real Estate: Fair Housing and Fair Lending Law. 2 hours.**

Surveys federal, state, and local housing and lending discrimination laws, emphasizing the practical aspects of a fair housing case. Course Information: Same as JD 499. Previously listed as JD 088/RE 688. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

## **RE 503. Real Estate: Affordable Housing Law. 2 hours.**

Provides in-depth review of laws applicable to providing affordable housing and the skills of structuring, negotiating, drafting and closing an affordable housing development. Course Information: Same as JD 503. Previously listed as JD 610/RE 610. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

## **RE 506. Real Estate: Sustainability in Modern Transactions. 2 hours.**

Covers issues in green building and sustainability in modern real estate transactions, including advice to clients about risks and risk allocation. Course Information: Same as JD 506. Previously listed as JD 625/RE 625. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD or RE 439.

**RE 509. Real Estate: Energy Law. 2 hours.**

Addresses energy law issues, including site selection, transmission and market issues energy efficiency and conservation and renewable energy policy. Course Information: Same as JD 509. Previously listed as JD 624/RE 624. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 511. Real Estate: Climate Change Law. 2 hours.**

Examines science underlying climate change, the impact and disruptions of climate change and the legal and policy responses. Course Information: Same as JD 511. Previously listed as JD 626CC/RE 626CC. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 513. Real Estate: Agricultural Law. 2 hours.**

Covers the substantive law and transactional skills needed for selling, buying, leasing and operating land in rural and urban areas used for agriculture. Course Information: Same as JD 513. Previously listed as JD 628/RE 628. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 517. Real Estate: The Commercial Real Estate Industry. 2 hours.**

Examines how real estate markets function and it introduces financial analysis of real estate for investment purposes. Course Information: Same as JD 517. Previously listed as JD 619/RE 619. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 521. Real Estate: Commercial Leasing. 2 hours.**

Course provides an in-depth study of legal and business issues involved in the leasing, ownership and management of various types of commercial real estate properties. Course Information: Same as JD 521. Previously listed as JD 605/RE 605. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 524. Real Estate: Alternative Dispute Resolution: Arbitration and Mediation. 2 hours.**

Provides a transaction attorney's role in negotiating, drafting, and reviewing ADR provisions in real estate documents. Course Information: Same as JD 524. Previously listed as JD 611/RE 611. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 526. Real Estate: Finance. 2 hours.**

Covers financing devices used to acquire, construct and permanently finance commercial real estate. Students will consider rights, remedies and duties. Course Information: Same as JD 526. Previously listed as JD 607/RE 607. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 528. Real Estate: Insurance Issues and Law. 2 hours.**

Identifies insurance issues relating to acquisition, financing, construction and ownership of commercial real estate. Course Information: Same as JD 528. Previously listed as JD 616/RE 616. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 530. Real Estate: Bankruptcy and Insolvency Laws. 2 hours.**

Provides in-depth coverage of the impact bankruptcy and insolvency laws have upon real estate development, finance and workouts, rights and remedies. Course Information: Same as JD 530. Previously listed as JD 601/RE 601. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 531. Real Estate: Historic Preservative Law. 2 hours.**

Examines federal, state and local preservation laws, 5th Amendment Takings Clause, financing of rehabilitation and public/private land use issues. Course Information: Same as JD 531. Previously listed as JD 132/RE 632. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 533. Real Estate: Common Interest Communities Including Condominiums. 2 hours.**

Examines laws relating to common ownership interest communities, including condominiums, cooperatives and home owners' associations. Course Information: Same as JD 533. Previously listed as JD 617/RE 617. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 535. Real Estate: Federal Income Taxes. 2 hours.**

Provides in-depth analysis of federal income tax aspects of acquiring, owning, operating and disposing of real estate, including corporate and partnership taxation issues. Course Information: Same as JD 535. Previously listed as JD 603/RE 603. Prerequisite(s): JD 401, and JD 405, and JD 406, and JD 407, and JD 411, and JD 414, and JD 415, and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 539. Clinic: Fair Housing Class. 2 hours.**

Students work with plaintiffs in housing civil rights matters, including evictions, foreclosures, covenant enforcement actions and other matters raising discrimination issues. Course Information: Same as JD 539. Previously listed as JD 133C/RE 633C. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413. Corequisite(s): RE 541.

**RE 541. Clinic: Fair Housing Clinic. 3 hours.**

Students work with plaintiffs in housing civil rights matters, including evictions, foreclosures, covenant enforcement actions and other matters raising discrimination issues. Course Information: Same as JD 541. Previously listed as JD 133CLN/RE 633CLN. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413. Corequisite(s): RE 539.

**RE 543. Externship: Real Estates Transactions. 1-3 hours.**

Firsthand experience in a transactional practice under the supervision of an experienced attorney. Course Information: Same as JD 543. May be repeated to a maximum of 3 hours. Previously listed as JD 620/RE 620. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 540 or IP 540; and JD 544 or IP 544.

**RE 545. Externship: Sustainability. 1-3 hours.**

Students will work with an experienced attorney in a setting where issues of sustainability or climate change arise. Course Information: Same as JD 545. May be repeated to a maximum of 3 hours. Previously listed as JD 623/RE 623. Prerequisite(s): JD 401 and JD 405 and JD 406 and JD 407 and JD 411 and JD 414 and JD 415 and JD 416; and LAW 402 or LAW 403 or LAW 404; and LAW 412 or LAW 413; and JD 439 or RE 439.

**RE 547. Clinic: Fair Housing Advanced. 1-3 hours.**

Students work with plaintiffs in housing civil rights matters, including evictions, foreclosures, covenant enforcement actions and other matters raising discrimination issues. Course Information: Same as TADR 547. May be repeated to a maximum of 10 hours. Previously listed as JD 133ADV/RE 633ADV. JD students may not complete more than 15 combined clinic and extern credit hours. Prerequisite(s): JD 539 or RE 539 and JD 541 or RE 541.

**RE 593. RE Consortium: Kent. 1-4 hours.**

Law school courses satisfactorily completed at Chicago-Kent College of Law. Course Information: May be repeated with approval. Applies to law school courses law students have received advance approval to complete at Chicago-Kent College of Law through our agreement with Chicago-Kent College of Law. Students will register through UIC and will pay tuition to UIC for these courses.

**RE 594. Special Topics: Real Estate and Sustainability Law. 1 or 2 hour.**

The topics will change from time to time to allow the professor and students to explore advanced topics in estate planning law. Course Information: May be repeated if topics vary. Previously listed as RE 626.

**RE 595. RE Consortium: DePaul. 1-4 hours.**

Law school courses satisfactorily completed at DePaul University College of Law. Course Information: May be repeated with approval. Applies to law school courses law students have received advance approval to complete at DePaul University College of Law through our agreement with DePaul University College of Law. Students will register through UIC and will pay tuition to UIC for these courses.

**RE 596. Independent Study in Real Estate Law. 1-3 hours.**

An independent study project must be approved by the director and requires scholarly study which will result in a significant contribution to real estate law. Course Information: May be repeated if topics vary to a maximum of 3 hours. Previously listed as RE 698.