

University of Washington School of Law
Winter Quarter, 2020

Professor: Karen E. Boxx
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Zoom information: _____

PROPERTY I LAW (A503C)
SYLLABUS
MTWTh 1:30-3:00 PM

Textbook:

Jeremy Sheff, Open Source Property (2020-21). This is a FREE open source casebook, available for download <https://opensourceproperty.org/download/> You can also purchase a hard copy from Amazon – it comes in two volumes and costs about \$25 total.

<https://www.amazon.com/dp/B08GG2DN9M> and <https://www.amazon.com/dp/B08GFYF69C>

We will be using Poll Everywhere, a system for class participation questions that requires you to respond either over the internet or by text. We will be using it in class every day for class participation, and for measuring your participation for points towards your final grade.

Class Description:

Class participation is mandatory. Students are responsible for all material assigned on the syllabus, or handed out in class, even if it is not covered in a class session. **You should be prepared to discuss the material in class every day.** There will be audience polling questions every day that count towards your grade (see below). At intervals during the quarter (3 or 4 times), you'll be asked to take a multiple choice quiz. These quizzes will be pass/fail – you are required to take the quizzes but they will not be graded.

Coverage of the assignments described below may be adjusted from time-to-time depending on our progress. Since I am using the open source casebook for the first time, I expect that I will be making some adjustments to the assignments throughout the quarter. I will inform you by email and by posting a revised syllabus on Canvas. You may e-mail me (kboxx@uw.edu) with any questions that you have, or set up an appointment. I will also set up zoom office hours.

Grades:

The grades for the course are based on a final examination (90%), your participation and your responses on the daily audience participation questions (10%). During each class (beginning on Monday, January 4th), there will be a few questions asked to which you will be able to respond

with your computer or phone (with a time limit). You will get 1 class participation point for each class where you are present and responding. Every day, there will be a few straightforward questions based on the class reading and/or lecture, and you will be able to get an extra point for the right answer. I will be recording introductory lectures for each day starting the second week so that we can have shorter classes. There will be a few polleverywhere questions at the beginning of class to test whether you watched the recording for that day.

As a general rule, I do not allow any make-up work for audience polling question points when you miss class. My expectation is that everyone needs to miss class from time to time, and that should have no significant effect on your grade if you have overall good attendance and preparation. I have made exceptions for students who have had very serious illnesses or family circumstances but otherwise, there are no exceptions, even for law school related activities.

Your final examination will take place on **March 18th at 1:30 PM** and you will have 4 hours to write your answers. Students are allowed access to their notes and casebooks, but may not access the internet. Students are allowed to use only one computer during the exam.

There will be a **closed book** practice exam midway through the quarter as well as the multiple choice quizzes described above. All of them will be scored so that you get feedback on your work, and are required, but the scores will not count toward your final grade.

Course Learning Objectives:

The law of property is more than just the law of land ownership. How the law defines property and defines the consequences of property ownership has far-reaching political and social justice implications. However, the law of property has an ancient origin and is a complex set of rules developed over centuries. It is also a very active area of law, producing a disproportionately large number of cases and state statutes every year compared to other areas of law. In one short academic quarter, you will need to master a basic understanding of that complex set of rules as well as a basic understanding of how those rules affect how we live.

By the end of the quarter, you should:

- (a) Master the basic concepts of property ownership in order to give passing answers to property questions on a state bar exam.
- (b) Be able to identify major legal issues relating to property rights and limitations on the rights of property ownership.
- (c) Understand the role that the law of property plays in defining U.S. societal structures.

Access and Accommodations:

Your experience in this class is important to me. If you have already established accommodations with Disability Resources for Students (DRS), please communicate your approved accommodations to me at your earliest convenience so we can discuss your needs.

If you have not yet established services through DRS, but have a temporary health condition or permanent disability that requires accommodations (conditions include but not limited to; mental health, attention-related, learning, vision, hearing, physical or health impacts), you are welcome to contact DRS at 011 Mary Gates Hall or 206-543-8924 or uwdrs@uw.edu or disability@uw.edu. DRS offers resources and coordinates reasonable accommodations for students with disabilities and/or temporary health conditions. Reasonable accommodations are established through an interactive process between you, your instructor(s) and DRS. It is the policy and practice of the University of Washington to create inclusive and accessible learning environments consistent with federal and state law.

CAMERAS DURING CLASS. I prefer that you have your camera on during class but I understand that you may have reasons to turn your camera off (including the fact that zoom is less tiring with the camera off. Because I can't meet you in person, and for many of you we don't even have student photos yet, if you turn off your camera, it would help me greatly if you used a photo of yourself as a zoom avatar. I especially like photos with pets or kids or action shots, so I can know something about you!

Class 1 Monday January 4

CHAPTER ONE: INITIAL ACQUISITION

What is Property?

Read: CB 1-17

Materials on CANVAS (under "Modules") on Beach Access

Class 2 Tuesday January 5

Allocation of Land

Read: CB 114-138

NOTE: WE WILL BE JOINING PROFESSOR ANDREWS' SECTION TODAY, TO HEAR A GUEST LECTURER SPEAK ABOUT INDIAN LAW. MORE INFO COMING VIA EMAIL.

Class 3 Wednesday January 6

Property in Persons; Intellectual Property

Read: CB 48-84

Class 4 Thursday, January 7

Acquisition by Find

Read: CB 190-199, 261-293

Article on CANVAS

Class 5 Monday, January 11

Adverse Possession

Read: CB 200-228

Class 6 Tuesday, January 12

Right to Exclude; Trespass

Right to Destroy

Public Trust Doctrine

Beach Access

Read: CB 4-17, 182-89, 393-401

Materials on website

Class 7 Wednesday, January 13

SYSTEM OF ESTATES

Introduction

Read: CB 294-319, 403-418

Class 8 Thursday, January 14

Future Interests

Read: CB 320-355

Monday, January 18

Holiday-MLK Day—No Class

Class 9 Tuesday, January 19

Future Interests (including Rule against Perpetuities)

Read: materials on website

Class 10 Wednesday, January 20

Practice problems

Read: Materials on website

Class 11 Thursday January 21

Concurrent interests

Read: CB 419-463

Class 12 Monday, January 25

Marital Property

Read: 463-479

Class 13 Tuesday, January 26

IN CLASS EXAM

Class 14 Wednesday January 27

Landlord/Tenant
Read: CB 480-509

Class 15 Thursday January 28

Review Exam

Class 16 Monday February 1

Landlord/Tenant (cont.)
Read: CB 510-546

Class 17 Tuesday February 2

Landlord/Tenant (cont.)
Read: CB 546-582

Class 18 Wednesday, February 3

Gifts/Wills
Read: CB 583-633

Class 19 Thursday, February 4

Real Estate Transactions
Read: CB 345-376

Class 20 Monday, February 8

Real Estate Transactions (cont.)
Read: CB 634-670

Class 21 Tuesday, February 9

Real Estate Financing
Read: CB 702-735

Class 22 Wednesday, February 10

Financing
Read: CB 735-765

Class 23 Thursday, February 11

Recording
Read: CB765-793

Monday, February 15

Holiday-Presidents Day—No Class

Class 24 Tuesday, February 16

Nuisance

Read: CB 816-849

Class 25 Wednesday, February 17

Easements

Read: CB 369-393, materials on Canvas

Class 26 Thursday, February 18

Covenants

Read: CB 1041-1070

Week 8

Class 27 Monday, February 22

Covenants (cont.)

Read: CB 1070-1106

Class 28 Tuesday, February 23

Covenants (cont.)

HOA's

Read: materials on website

Class 29 Wednesday February 24

Zoning

Read: CB 951-980

Class 30 Thursday, February 25

Zoning (cont.)

Read: CB 980-1020

Week 9

Class 31 Monday, March 1

Zoning (cont.)

Read: CB 1020-1040

Class 32 Tuesday, March 2

Takings; Eminent Domain

Read: CB 858-897

Class 33 Wednesday March 3

Eminent Domain (cont.)

Read: CB 897-933

Class 34 Thursday March 4

Eminent Domain (cont.)

Read: CB 933 -950, 794-815

Week 11

Thursday, Mar 18th, 1:30pm

Final Exam, 1:30pm