

REAL PROPERTY DEVELOPMENT (RPD)

RPD 100. Land Use and Zoning: Core Principles and Practical Applications. 1-2 Credit Hours.

This course will focus on core aspects of land use and zoning law. The professor will refer to multiple practical examples of land use projects throughout the semester to assist with course instruction.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 134. Real Property and Government. 2 Credit Hours.

This course explores how government creates, regulates, and influences private ownership and use of real property.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 135. Florida Documentary Stamp Tax. 1 Credit Hour.

This course provides an overview of Florida's documentary stamp tax laws and regulations applicable to real estate documents and transactions, including deeds on real property transfers, promissory notes, mortgages, and loan renewals. Students will gain a understanding of various tax rates, calculation of the tax on different types of transactions, and exemptions to the tax. Tax compliance procedures and consequences for failure to pay the tax will be addressed. Students will engage in practical exercises and discussions to deepen their understanding of how the documentary stamp tax operates in real-world scenarios. Florida's nonrecurring intangible tax will also be discussed.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 178. Mortgage Law. 2 Credit Hours.

This course examines the use of mortgage substitutes, installment land contracts, rights and duties of parties prior to foreclosure transfer of the mortgagor's and the mortgagee's interests and theories of title.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 257. Construction Law. 3 Credit Hours.

This course is an intensive study of the various aspects of construction law, including construction contracting, claims, and litigation. The course considers the rights and duties of developers, contractors, subcontractors, design professionals, bonding companies, and lenders. It emphasizes pitfalls to avoid in construction contracting, the bidding process, government work, construction scheduling and delays, warranties, arbitration or litigation, damages, remedies, waivers, and defenses.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 647. Introduction to ARGUS. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

RPD 648. ARGUS II. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

RPD 801. Real Property Independent Study. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: IND.

Grading: GRD.

RPD 823. Real Property Internship. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

RPD 900. Basic Real Estate Tax. 2 Credit Hours.

This course covers the federal income tax consequences of various real property related transactions.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 901. Planning and Zoning. 2 Credit Hours.

This course is designed to provide students with an opportunity to learn how to represent clients at the administrative level.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 902. Real Estate Market Research and Analysis. 1-2 Credit Hours.

Marketing is fundamental to success in real estate, regardless of the property or development program. The Real Estate Marketing Analysis course is a pragmatic, practical, and comprehensive course structured to give students the information and tools they need to develop, analyze and market real estate projects. Market research is the first step in defining the value of site acquisition and sets the parameters to test the financial validity of a real estate development concept and then sets the criteria for the design of the project. This course will define the role of market analysis through each stage of the development process. The course will explore the role of market research in all forms of real estate development. We will identify critical market factors in national, regional, and urban real estate markets that determine development opportunities. Topics include business and construction cycles, regional and urban growth trends, residential, commercial, industrial and resort location theories.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 903. The Development Process from the Developer's Perspective. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

RPD 904. Land Securities and Finance. 2 Credit Hours.

This course deals with various types of financing utilized in the development of real property, with emphasis on commercial projects. Consideration is given to the various types of financing, including construction and permanent financing, leasehold financing, high-ratio and secondary financing, as well as loan participation, joint venture arrangements, convertible mortgages, and equity participation.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 919. Construction Projects: Emerging Commercial Issues and Legal Considerations. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

RPD 920. Hospitality. 1 Credit Hour.

The class will provide the students with a practical understanding of the hotel asset-- a combination of real property, personal property and an operating business. The class will analyze actual agreements and case studies to learn about current acquisition, financing, joint venture, and management and franchise issues and how these issues are resolved in today's world. A portion of the class will be spent analyzing the current litigation trends between hotel operators and owners. Students will be required to analyze case studies and/or agreements in an exam format for the final grade.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 921. Negotiation Skills. 1 Credit Hour.

This course provides an introduction to negotiation skills for real estate lawyers through in-class simulations and through the study of negotiation theory.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 923. Introduction to Real Estate Development. 2-3 Credit Hours.

This course examines the key elements of a real estate and land development project. It includes the history of project development, present challenges in the real estate development arena, land investigation, market, financial and construction analysis, commercial development and rental housing. These aspects are examined both in theory and with respect to actual development projects. Students participate in site visits within the area and examine case studies of significant projects in other areas of the country and overseas. Guest lecturers cover many topics, including financial analysis of real estate transactions. J.D. candidates, architecture students, engineering students and business students may also register for this course with advance permission.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Fall.

RPD 924. Real Estate Documents Workshop. 2 Credit Hours.

This is a one-semester course in which you will develop skills in drafting legal documents for real estate transactions.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 925. Re Doc W/S II. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

RPD 926. Problem-Solving in Real Property Development. 2 Credit Hours.

This course provides students with a "hands-on" view of how to identify, address, and resolve the numerous issues and disputes that may arise in the real estate development process. Students will be introduced to hypothetical and actual real estate developments, and throughout the course of the semester will be also introduced to numerous issues and challenges to resolve. The course will be interactive, with students playing various roles and learning problem-solving skills.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 927. Selected Topics in Real Estate Development. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

RPD 928. RPD Guest Lecture Series. 1 Credit Hour.

This speaker series consists of presentations by prominent real estate attorneys, developers and other real estate experts who conduct interactive sessions on topics such as land acquisition, zoning, commercial real estate leasing, real estate insurance, development, hospitality properties and more.

Components: LEC.

Grading: SUS.

Typically Offered: Offered by Announcement Only.

RPD 931. Real Estate Market Analysis II. 1-2 Credit Hours.

The Real Estate Marketing Analysis II course is a pragmatic, practical, and comprehensive course structured to give students an even more in depth look at the information and tools needed to develop, analyze and market real estate projects.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 932. Basic Condos, Coops, and Planned Unit Development. 2 Credit Hours.

This course examines the legal foundations, structuring, and governance of condominiums, homeowners' associations, residential communities and mixed use projects.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 934. Financial Analysis of Real Estate Transactions. 1 Credit Hour.

This course involves structuring the relationship between the developer or promoter and the investor.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 935. Developing Affordable Housing: An Overview of Real Estate, Regulatory, and Policy Considerations. 1 Credit Hour.

An Overview of Real Estate, Regulatory, and Policy Considerations. This course provides an overview of issues to consider in affordable housing development: the most important areas of applicable laws and regulations on affordable housing; the sources of financing and the role of public/private partnerships and non-profit/ for-profit developers' joint ventures; and the emerging trends in affordable housing development within urban communities.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 945. Affordable Housing II and Practicum. 2 Credit Hours.

This course builds on "Introduction to Affordable Housing," and provides a deeper overview of issues to consider in affordable housing development: the most important areas of applicable laws and regulations on affordable housing; the sources of financing and the role of public/private partnerships and non-profit/ for-profit developers' joint ventures; and the emerging trends in affordable housing development within urban communities. In addition to the classroom component, students will work on a variety of documents which are part of an actual affordable housing transaction, and will have an opportunity to meet clients, attend public hearings, and nurture a further understanding of the affordable housing arena. Pre-requisite: Introduction to Affordable Housing.

Components: PRA.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 946. Real Estate and Construction Contract Administration. 3 Credit Hours.

In this course students will learn the various types of real estate and construction contracts, express and implied warranties, the role of the schedule and claims related to scheduling and stop notices. Students will learn about real property contracts, relationships and responsibilities among owners, architects, engineers, general contractors, subcontractors, and material suppliers on projects.

Components: DIL.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 947. Real Estate Deals: Legal Issues from Contracts to Closings. 3 Credit Hours.

This course provides a comprehensive exploration of legal issues involved in real estate transactions, focusing on Florida real estate law. Students will examine the entire process, from contract negotiation and drafting, to due diligence, financing, closing, and post-closing issues.

Components: DIL.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 952. Wetlands Regulation and Permitting. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LL.M Director.

Components: LEC.

Grading: GRD.

Typically Offered: Fall, Spring, & Summer.

RPD 953. Real Estate Transactions. 2 Credit Hours.

This course provides an in-depth analysis of how real property is purchased, sold and financed. The subject matter tracks the steps in a typical residential transaction: listing agreements, purchase and sale agreements, abstracting, title insurance, closing and financing documents, and closing statements. Topics such as abstracts of title and title insurance, real estate brokerage questions, mortgages, conveyancing documents, legal descriptions, and survey issues are also covered. Ethical issues are discussed throughout the subject matter.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 956. Securitization of Real Estate. 1 Credit Hour.

This course deals with the financial aspects of these transactions: how originators, issuers, credit rating agencies, and buyers of real estate securities negotiate and transact deals.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 961. Commercial Real Estate Leasing. 2 Credit Hours.

This course focuses on the fundamentals of real estate lease negotiation and on a variety of operating lease provisions for retail, office and industrial properties. Ground leases, sale/lease-back transactions and leasehold financing are also examined where appropriate. Exercises with lease forms and related documents provide practical application for selected elements of the course.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 963. Distressed Property Workouts. 2 Credit Hours.

This course will examine in detail the fundamentals and the methodology involved in handling distressed commercial real property loan workouts. This will commence with consideration of the typical issues inherent in the workout process, with particular emphasis on "due diligence". There will be detailed discussion of various "workout" scenarios and the business and legal issues raised by each alternative.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 965. Real Estate Project Development. 2 Credit Hours.

Expanding upon the basic concepts of real estate development taught in the planning course, this course examines their relationship to the development of real estate projects in the areas of rental housing, commercial office and hotel and resort development, retail and shopping center development, mixed-use and public-private joint ventures. These aspects are examined both in theory and with respect to actual development projects. Students participate in various field trips and review case studies of significant projects in all areas of real estate development, as well as prepare a detailed development plan.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 966. Advanced Condos, Coops, and Planned Development. 1-2 Credit Hours.

This course continues with detailed examination of the techniques, legal foundations, and problems of close-in living in modern housing developments.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Fall & Spring.

RPD 967. Drafting, Design, and Construction Documents. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Fall & Spring.

RPD 969. Law of Green Buildings. 1 Credit Hour.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Fall & Spring.

RPD 971. Environmental Regulation of Real Property. 1 Credit Hour.

A myriad of federal, state and local laws designed to protect and enhance the environment have an impact on land use and development. Laws protecting wetlands, endangered species and their habitats, agricultural land, floodplains, water and air quality, and noise impacts are among the issues discussed in this survey course.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.

RPD 975. Title Insurance. 1 Credit Hour.

This course focuses on the fundamentals of title insurance, with particular emphasis on commercial real estate transactions. The American Land Title Association form of Commitments and Policies of Title Insurance for Owners, Lenders and Tenants will be examined to review the coverages, exclusions, conditions, exceptions, endorsements, and claims thereunder.

Requisite: Must have a Plan of Real Property Development LL.M or permission from Real Property Development LLM Director.

Components: LEC.

Grading: GRD.

Typically Offered: Offered by Announcement Only.