

# Property Law Syllabus

Fall 2025

Professor Annie Brett

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## Required Coursebook

Readings for this class will primarily be from a 2024 edition of *Open Source Property*. A digital version of the material is available on our course Canvas page. If you wish to purchase a hard copy, a royalty-free version is available on Amazon in two volumes: [Volume 1](#) (for Fall 2025 and 2026) and [Volume 2](#) (for Fall 2025). Please use only this link to avoid confusion, there are other (incorrect) versions also available.

## Class Meetings

Monday, Tuesday, Wednesday: 10:45-12:00

Location: HH 285C

## Office Hours

Tuesday 3:00-5:00

Wednesday 3:00-5:00

Or by appointment

Location: HH 333

## Course Description

This course covers the question of what property is; types of property; the acquisition and possession of real and personal property; estates in land; introduction to future interests; landlord and tenant; survey of modern land transactions and methods of title assurance; easements; and licenses, covenants, and rights incident to land ownership.

## Learning Outcomes

After completing this course, students should be able to:

1. Demonstrate understanding of the basics of different types of property and how these are subject to ownership.
2. Determine how property rights can be gained, divided, transferred and terminated.
3. Articulate constitutional, statutory, and common law limitations on the scope of property rights and government regulation of these rights.
4. Recognize and analyze major issues arising in real and personal property transactions.

## Attendance Policy

Per ABA requirements you are expected to attend all classes. More than 3 unexcused absences will result in a decrease of your final grade in the course. Acceptable reasons for absence from or failure to engage in class include illness; Title IX-related situations; serious accidents or emergencies affecting the student, their roommates, or their family; special curricular requirements; military obligation; severe weather conditions that prevent class participation; religious holidays; participation in official university activities; and court-imposed legal obligation. Other reasons (e.g., a job interview or club activity) may be deemed acceptable if approved by me in advance.

If you are planning to miss class for any excused reason, please let me know and provide appropriate documentation as you are able. Otherwise, in the interests of privacy and efficiency it is not necessary to tell me why you are absent and telling me does not excuse the absence.

Please do not arrive late to class, leave early, or leave to take a break during class absent extenuating circumstances. Please do not use your cell phone during class. I reserve the right to lower your final grade if you engage in behavior that disrupts the learning environment for your classmates.

### **Class Participation**

Active participation is an essential component of this class. I ask that each of you arrive to class having done the readings and prepared to meaningfully engage in discussion. Participation will account for 10% of your final grade. This will include participating in class in response to cold calls and volunteering as desired (during both of which I value quality over quantity) in addition to participating in in-class and out-of-class polling questions and otherwise engaging with the class (including through office hours etc.).

In addition to discussions and questions, I will be using iClicker to track attendance and do practice questions throughout the course. You will be asked to sign up for an iClicker account, which is integrated with the course Canvas page. You will need a tablet, phone, or computer to interact with iClicker during class. Whether or not you participate in iClicker questions will be tracked through Canvas and count toward your participation grade, though whether or not you got the answers correct will not be.

### **Evaluation**

This class will have a closed-book final examination (80%) and a midterm (10%) that together will account for 90% of your final grade. The remaining 10% of your grade will be based on your active participation in class.

The midterm will be a 70 minute, in-person, closed-book exam that takes place in roughly Week 7 of the semester. The exact date will be announced at the beginning of September. The midterm will echo the format of the final and is intended to allow an opportunity for you to practice taking a law school exam in a relatively low stakes setting. We will discuss how best to prepare for the midterm and use it as a review opportunity for the final exam.

The final examination will be a 4-hour, in-person, closed-book exam that consists of a combination of multiple-choice and essay questions.

Unless otherwise indicated, the use of any AI tools in this course is prohibited and will be considered an Honor Code violation.

### **Recording**

This class will not be recorded by the Law School. Students are individually allowed to record video or audio of class lectures. However, the purposes for which these recordings may be used are strictly controlled. The only allowable purposes are (1) for personal educational use, (2) in connection with a complaint to the university, or (3) as evidence in, or in preparation for, a criminal or civil proceeding. All other purposes are prohibited. Specifically, students may not publish recorded lectures without my written consent. To “publish” means to share, transmit, circulate, distribute, or provide access to a recording, regardless of format or medium, to another person (or persons), including but not

limited to another student within the same class section. Additionally, a recording, or transcript of a recording, is considered published if it is posted on or uploaded to, in whole or in part, any media platform, including but not limited to social media, book, magazine, newspaper, leaflet, or third-party note/tutoring services. A student who publishes a recording without written consent may be subject to a civil cause of action instituted by a person injured by the publication and/or discipline under UF Regulation 4.040 Student Honor and Student Conduct Code.

### UF Levin College of Law Standard Syllabus Policies

Other information about UF Levin College of Law policies, including compliance with the UF Honor Code, Grading, Accommodations, Class Recordings, and Course Evaluations can be found at [this link](#).

### Reading Assignments

Per ABA Standard 310, it is anticipated that you will spend approximately 2 hours out of class reading and/or preparing for in class assignments for every 1 hour in class. For this class, this should amount to approximately 8 hours per week.

A list of reading assignments for the semester is below. We will go through these assignments in order, though one assignment may take more than one class period to cover (particularly early in the semester). This is a **tentative** schedule, depending on how quickly we make it through material this may change throughout the semester. I will keep Canvas updated with an up-to-date reading assignment schedule

Class	Date	Unit	Topic	Casebook
1	18-Aug	What is Property?	Introduction	p. 86-94
2	19-Aug		Bundle of Sticks	p. 3-21
3	20-Aug		Trespass cont., Subject matter	p. 38-47
4	25-Aug		Ownership, people	p. 48-67
5	26-Aug		Types of property	p. 69-84
6	27-Aug		Allocation of chattels	p. 94-113
	1-Sep		LABOR DAY	
7	2-Sep		Allocation of land	p. 114-138
8	3-Sep		Allocation of natural resources	p. 139-171
9	8-Sep		Adverse possession	p. 181-202
10	9-Sep	Possession	Lost and found property	p.172-180 (skim), 226-250
11	10-Sep		Bailments and liens	p. 251-275
12	15-Sep		Estates and future interests	p. 276-293
13	16-Sep		Estates and future interests	p. 293-329
14	17-Sep	Interests	Estates and future interests	
15	22-Sep		Marketability	p. 338-350
16	23-Sep		Easements	p. 351-365
17	24-Sep		Easements and public use	p. 365-383
18	29-Sep		Co-ownership	p. 401-429

19	30-Sep		Joint tenancy	p. 429-445
20	1-Oct		<b>MIDTERM</b>	
21	6-Oct		Marital property	p. 445-458
22	7-Oct		Leases	p. 462-477
23	8-Oct		Leases	p. 477-492
24	13-Oct		Leases	p. 492-517
25	14-Oct		Leases	p. 517-554
26	15-Oct		Gifts	p. 565-586
27	20-Oct		Wills	p. 608-619
28	21-Oct		Land transactions	p. 620-633
29	22-Oct	Transfers	Land transactions	p. 634-655
30	27-Oct		Mortgages	p. 656-691
31	28-Oct		Foreclosure	p. 711-744
32	29-Oct		Recording	p. 754- 772
33	3-Nov		Eminent domain	p. 783-804
34	4-Nov		Nuisance	p. 805-822, 826-835
35	5-Nov	Use	Regulatory takings	p. 859-886
36	10-Nov		Regulatory takings	p. 886-933
	11-Nov		<b>VETERANS DAY</b>	
37	12-Nov		Zoning	p. 970-980
38	17-Nov		Zoning	p. 1026-1046
39	18-Nov		Restrictive covenants	p. 1060-1085, 1090-1095