

Current Legal Issues

8.1 Classroom Hours

Approved by the Colorado Real Estate Commission July 2, 1996.

COURSE OBJECTIVE: To protect the public by providing a course of study for students to develop or enhance their knowledge and awareness of current real estate and real estate related statutes and regulations and important legal issues, developments and practices.

[NOTE: Staff of the Colorado Real Estate Commission shall supply on a timely but periodic basis to real estate education providers (shown on its records as authorized to provide this course) certain references, source materials, topics, areas, and direction for the teaching of this course. The Commission staff will periodically specify to the respective schools the various items which will be mandatory in the course coverage.]

MAJOR TOPIC AREAS:

1. Colorado Real Estate Rules, Regulations, Policies, Position Statements, and instructive Disciplinary Proceedings.
2. Recent and relevant Federal and State case law and statutory law.
3. Other*

*** In addition to the above prescribed areas which will be specified from time to time by the Real Estate Commission, the following representative areas, among others, may, as classroom time permits, be included:**

1. Brokerage Relationships.
2. Licensing Concerns and the real estate broker, real estate company.
3. Real Property Law. (For example: annexation, condemnation, easements, landlord and tenant, lease, financing, liens, foreclosures, unclaimed property, real estate contracts, remedies including damages and specific performance, zoning, common interest ownership, various forms of ownership and entities, title insurance and other evidence of ownership).
4. Local Government legal developments.
5. Commercial law affecting real estate transactions (including sale and purchase of a business).
6. Environmental Law.
7. Business organizations and real estate.
8. Bankruptcy and real estate.
9. Intellectual property law and real estate transactions and business.
10. Taxation (real and personal property taxation, federal income and related taxes, sales, use, transfer taxes).
11. Unauthorized Practice of Law concerns.
12. Legal issues involved with property management and appraisals.
13. Local legal issues.
14. Legal issues involving Colorado Real Estate Commission approved Contracts and other forms.
15. Legal issues and Closings.
16. Others. (insurance and real estate; family and probate affecting real estate; mining, oil and gas, water laws and public lands law; legal concerns related to technological developments and

practices such as facsimile transmissions, email, privacy and consent issues, wireless and cordless telephonic communications, Internet, copyright issues, etc.)

Appendices:

A: Disciplinary Actions

B: Complaints

C: Audit Cases

D: Other Issues

E: Lead Based Paint Disclosure