

VALENCIA COLLEGE  
REE 1400 (CRN 25175) Florida Real Estate Law  
Course Syllabus & Class Policies  
Spring, 2025

**COURSE DESCRIPTION:** Introduction to Florida real estate license law and rules and regulations of the Florida Real Estate Commission. Students who have successfully completed both REE 1000 and REE 1400 and are interested in sitting for the Florida Real Estate Commission exam for licensure, can attach a copy of their college transcript to the DBPR application.

**CREDIT HOURS:** 3

**PREREQUISITES:** None

**CLASS MEETING ROOM:** West Campus, Online

**DAY/TIME:** Monday at 12:30 a.m. EST to Sunday at 11:59 p.m. EST

**PROFESSOR :** Les Simmonds, Ph.D.

**PHONE:** 407-767-5997

**EMAIL:** lsimmonds2@valenciacollege.edu

**TOPICS/AREAS COVERED**

1. License Law and qualifications for Licensure (Unit 2)
2. License Law Administration (Unit 3)
3. Authorized Relationships and Ethics (Unit 4)
4. Real Estate Brokerage Operations (Unit 5)
5. Complaints, Violations, and Penalties (Unit 6)
6. Federal and State Laws Pertaining to Real Estate (Unit 7)
7. Property Rights: Estates, Tenancies, and Multiple Ownership Interest (Unit 8)
8. Titles, Deeds, and Ownership Restrictions (Unit 9)
9. Real Estate Contracts (Unit 11)
10. Planning and Zoning (Unit 19)

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These may be covered as discrete topics and/or integrated with other topic areas in an order at the discretion of the professor. These and other topics may be expanded or elaborated at the discretion of the individual professor and is in no way intended to be comprehensive or all-inclusive.

**Major Learning Outcomes (MLO) and assessment of each:**

- Students will be able to distinguish among the federal and state laws and administrative rules important to real estate; distinguish among the three license categories; describe license application requirements; describe nonresident application requirements and explain mutual recognition agreements; identify the qualifications for a sales associate license; describe the education requirements for post-license education and continuing education; identify the qualifications for a broker license; distinguish between registration and licensure; and identify real estate services that

require a real estate license and exemptions for licensure. This MLO will be assessed through locally developed multiple choice question exam and courseroom essay questions postings.

- Students will be able to describe the scope and function of the DBPR and the DRE; describe the composition and member qualifications of the Florida Real Estate Commission; describe the Commission's general powers and duties; distinguish between active and inactive license status and describe the regulations regarding involuntary inactive status; and distinguish between multiple and group licenses. This MLO will be assessed through locally developed multiple choice question exam and courseroom essay questions postings.
- Students will be able to distinguish among agency relationships in general business dealings; describe which legal provisions apply only to residential real estate transactions; describe the duties owed in a transaction broker relationship; describe the duties that single agents have to their principals; describe the duties owed in a no brokerage relationship (non-representation); describe the disclosure procedures and the required content and format of the disclosure notices; describe the process of transition from a single agent to a transaction broker; describe the disclosure requirements for nonresidential transactions where the buyer and seller have assets of \$1 million or more; and list the events that will cause a brokerage relationship to be terminated. This MLO will be assessed through locally developed multiple choice question exam and courseroom essay questions postings.
- Students will be able to identify the requirements for a broker's office(s) and explain what determines whether a temporary shelter must be registered as a branch office; list the requirements related to sign regulation; list the requirements related to the regulation of advertising by real estate brokers; explain the term *immediately* as it applies to earnest money deposits; describe the four settlement procedures available to a broker who has received conflicting demands or who has a good-faith doubt as to who is entitled to disputed funds; explain the rule regarding the advertisement of rental property information or lists or negotiation of rentals; describe the regulations regarding lien rights for unpaid sales commission; and contrast the features and requirements of the various types of business organizations. This MLO will be assessed through locally developed multiple choice question exam and courseroom essay questions postings.
- Students will be able to distinguish among the legal terms presented in this unit; explain the procedures involved in the reporting of violations, the elements of a valid complaint, and the investigation of complaints; describe the composition of the probable-cause panel; describe the hearing process; recognize events that would cause a license application to be denied; distinguish among the various violations and administrative penalties; distinguish among the various penalties that may be issued by a court of law; and explain the provisions of the Real Estate Recovery Fund. This MLO will be assessed through locally developed multiple choice question exam and courseroom essay questions postings.

- Students will be able to describe the features of the Civil Rights Acts of 1866, 1964, and 1968 and explain the significance of the *Jones V. Mayer court case*; list the property exempt from 1968 Fair Housing Act and describe the types of discriminatory acts that are prohibited under the Fair Housing Act; describe the objectives and major provisions of the American with Disabilities Act; describe the major provisions of the Interstate Land Sales Full Disclosure Act; and describe the provision of the Florida Residential Landlord and Tenant Act. This MLO will be assessed through locally developed multiple choice question exam, course room essay questions postings.
- Students will be able to define real property based on the definition in Chapter 475, F.S., and explain the physical components of real property; distinguish between real and personal property and explain the four tests courts use to determine if an item is a fixture; describe the bundle of legal rights associated with real property ownership; list the principal types of estates (tenancies), describe their characteristics, and describe the benefits and protections associated with the Florida homestead law; and distinguish among cooperatives, condominiums, and time-shares and describe the main documents associated with condominiums. This MLO will be assessed through locally developed multiple choice question exam and courseroom essay questions postings.
- Students will be able to differentiate between voluntary and involuntary alienation, explain the various methods of acquiring title to real property, and describe the conditions necessary to acquire real property by adverse possession; distinguish between actual notice and constructive notice; distinguish between an abstract of title and a chain of title, and explain the different types of title insurance; describe the parts of a deed and the requirements of a valid deed; list and describe the four types of statutory deeds and the legal requirements for deeds; and list and describe the various types of governmental and private restrictions on ownership of real property and distinguish among the various types of leases and liens. This MLO will be assessed through locally developed multiple choice question exam and courseroom essay questions postings.
- Students will be able to list and describe the essentials of a contract, list the four types of contracts with which licensees may assist buyers and sellers, and describe the effect of the statute of frauds and the statute of limitations; distinguish among formal, informal, bilateral, unilateral, implied, expressed, executor, and executed contracts; describe the various ways an offer is terminated; describe the various methods of terminating a contract and explain the remedies for breach of contract; differentiate among the various types of listings; describe the elements of an option contract; explain and describe the various disclosures required in a real estate sale contract; and recognize what constitutes fraud, misrepresentation, and culpable negligence. This MLO will be assessed through locally developed multiple choice question exam and courseroom essay questions postings.

- **Students will be able to describe the composition and authority of the local planning agency and the purpose of land-use controls and the role of zoning ordinances; calculate the number of lots available for development, given the total number of acres contained in a parcel, the percentage of land reserved for streets and other facilities, and the minimum number of square feet per lot; distinguish among the five general zoning classifications, zoning ordinances, building codes, and health ordinances; explain the purpose of a variance, a special exception, and a nonconforming use and describe the characteristic of planned unit developments; understand the basic provisions of the national flood insurance program and describe the impact of the Comprehensive Environmental Response Compensation and Liability Act (CERCLA); and explain the various environmental hazards associated with real estate. This MLO will be assessed through locally developed multiple choice question exam and courseroom essay questions postings.**

## **EDUCATIONAL MATERIALS:**

**Required:** *Florida Real Estate Principles, Practices, and Law*, 48th Edition 2024. Linda L. Crawford with Denise Stolar Johnson. Dearborn Real Estate Education, and Kaplan Real Estate Education, 1515 West Cypress Creek Road, Fort Lauderdale, Florida 33309.  
**Strongly Recommended:** *Florida Real Estate Exam Manual*, 48th Edition 2024. Linda L. Crawford with Denise Stolar Johnson. Dearborn Real Estate Education and Kaplan Real Estate Education, 1515 West Cypress Creek Road, Fort Lauderdale, Florida 33309.

## **Important Dates (H2 Term):**

1. Classes Begin: February 27, 2025.
2. Drop/Refund/No Show: March 06, 2025.
3. No Show Reporting: March 07-16, 2025.
4. Graduation Application Deadline: March 14, 2025.
5. Final Exam: April 21, 2025.
6. Classes End: April 27, 2025.

## **Navigating this Online Course:**

1. Log into Canvas and on the left column you will see tabs such as “Announcements”, “Assignments”, “Discussion”, “Grades”, “Syllabus”, “Pages”, “People”, and so forth.
2. Click on any of these tabs to get access to the information that you need. For example, the “Assignments” tab or thread, as it is often called, is where assignments/assessments are located.
3. The week runs from Monday at 12:30 am through Sunday at 11:59 pm Eastern Standard Time (EST). It is your responsibility to complete all assignments/assessments when they are available and post your work before 11:59 pm on Sunday to avoid serious penalty.

4. For the discussion questions, you are to completely answer the questions, and post your work by Thursday of the week that the discussion is due. This is to allow your fellow learners adequate time to comment on your work before the Sunday 11:59 pm deadline. Please understand that in order to receive full credit for discussion posts, you must respond substantively to a minimum of three of your fellow learners' posts. What do I mean by substantively? I am glad you asked. To reply to a fellow learner merely "I like your post" is not substantive. Rather, a substantive response could be, "your discussion of the legal description as an important determinant in setting the property's price was very interesting. However, although the address is necessary to locate the property, it is not sufficient to identify the property. Indeed, addresses are often renamed over time and even physical boundaries can change course, such as that of a local creek."

### **Proctored Exam Requirement**

This course may utilize Honorlock, an online exam proctoring service, to promote academic integrity during online testing. You do not need to create an account, download software, or schedule an appointment in advance. Honorlock is available 24/7. After you verify your identity and scan your room, you can begin your exam. Honorlock will record you via webcam, as well as record your screen activity. Honorlock's system also includes a process that can detect inappropriate search-engine use, while protecting the privacy of your personal information. The recorded information will be subject to the protection of the College's policy on Student Records.

To take an online exam, you will need:

- A laptop or desktop computer with a microphone (not a tablet or phone)
- A webcam
- Reliable Internet connection
- Photo identification in the form of a Valencia-issued student ID card or government-issued ID card (i.e. driver's license, passport)
- [Google Chrome](#) downloaded (required browser)
- [Honorlock Chrome Extension](#) downloaded

Honorlock support is available 24/7/365. Support access is built into Honorlock in real-time.

If you encounter any issues during an exam, you can contact support by live chat within the Honorlock window in Canvas, by phone (855-828-4004), and/or by email at [support@honorlock.com](mailto:support@honorlock.com). For answers to common questions on online proctoring, visit the [Student FAQ](#) page or Honorlock's [student information website](#).

## **EVALUATION:**

### **Review Questions – 15% of the course grade**

There will be 10 sets of review (end of chapter) questions in the course. The review question portion of the course grade will be determined by the average of 10 sets of review questions.

### **Essay Questions – 30% of the course grade**

There will be one set of essay questions for each chapter in the course. The essay questions portion of the course grade will be determined by the average of 10 sets of essay questions. An acceptable posting constitutes detailed answers to the essay questions (with the aid of the textbook), plus substantive responses to a minimum of three of your fellow learners' posts.

### **Exams – 25% of the course grade**

There will be 5 exams in the course. The exam portion of the course grade will be determined by the average of 5 exams.

### **Comprehensive Final Exam – 30% of the course grade**

The comprehensive final will consist of a 50-question exam covering the entirety of the course and will account for 30% of the course grade.

### **Florida Real Estate Commission Exam**

While the state licensure exam is not a part of the evaluation of this course and the results will not make up part of the course grade, many students who have also completed REE 1000 Real Estate Principles and Practices elect to take the exam to attempt to obtain a Florida Real Estate license. This exam is not part of the intended course outcomes and there is no guarantee what -so- ever that the student will have the ability to pass the exam.

**No guarantee is made regarding any student's ability to pass the state (FREC) exam. If a student is not interested in being eligible to take the state of Florida Sales Associate licensing exam the student may elect to take a separate 50-question multiple choice final exam for each course. However, if the student later decides they want to take the state licensing exam, they can attach a copy of their college transcript to the DBPR application.**

### **Grading Policy:**

Students taking this course for college credit will receive a final grade based on the following **GRADING SCALE:**

90 - 100	A
80 – 89	B
70 – 79	C
60 – 69	D
0 - 59	F

**Final course grades** of "A", "B", "C", "D", or "F" shall be assigned based upon the student's academic achievement upon the completion of all course work, including the required final examination. "A student who fails to take the **required final** examination may receive a final course grade earned, unless the professor elects to assign the student a grade of "I" or as otherwise addressed in the Professor's course syllabus." Please note that the final exam is worth 30% of your overall total grade for the course. Therefore, if a student chooses not to take the final exam, the student will receive a "0" on the exam. The student will then receive a final course grade based on the cumulative points earned on all other assessments as specified in the evaluation section on the previous page of the syllabus.

### **"No Show" Policy:**

Class attendance is required beginning with the first-class meeting. If you do not attend the first-class meeting, you may be withdrawn from the class as a "no show." Students who are not actively participating in an online class and/or do not submit the first assignment by the scheduled due date must be withdrawn by the instructor at the end of the first week as a "no show". If you are withdrawn as a "no show," you will be financially responsible for the class and a final grade of "WN" will appear on your transcript for the course. The policy can be located at the following link:

<http://catalog.valenciacollege.edu/academicpoliciesprocedures/classattendance/>

## **CLASSROOM POLICIES:**

1. Students must do their own work; there are no exceptions. Students who plagiarize or cheat, in anyway, risk dismissal from the class, "F" for the assignment, or "F" for the course. There are no provisions for make-ups in this course.
2. Students must have an active Atlas account. Students must check their Atlas e-mails regularly as to not miss any important messages from the professor. Missed messages via Atlas or any other medium (in-class, etc.) may affect your grade and are the responsibility of the student.
3. Students with disabilities who qualify for academic accommodations must provide a Notification to Instructor (NTI) form from the Office for Students with Disabilities (OSD) and discuss specific needs with the professor, preferably during the first two weeks of class. The Office for Students with Disabilities determines accommodation based on appropriate documentation of disabilities (West Campus SSB 102, Ext. 1523).
4. **Participation:** Students who do not participate in the course room for two consecutive weeks, as described below, will be subject to withdrawal. Participation is recorded each time students log into the course room on Blackboard (recorded minutes). To receive full credit for participating in the class, students must participate weekly AND at least one of the following items must be completed each week as directed by the instructor:

1. Submit an academic assignment.
2. Submit a quiz or exam.

### 3. Participate in a posted online academic discussion.

If the syllabus notes additional activities that must be completed during a given week or time period, for the student to be viewed as having “participated” in the course, those instructions apply, in addition to the minimal requirements listed above.

#### **NOTE:**

- Logging into class without active participation does not constitute weekly participation.
- Participation must be in the course room on Blackboard. Work done in a lab or other outside environment will not count towards participation.
- The online course environment weeks run from Monday at 12:30am EST to Sunday at 11:59pm EST.
- Assignments done in a week other than the week when the assignment is due will not count towards participation for the previous or a future week.

Students are strongly encouraged to log into the course room frequently in order to understand the subject fully and to be successful in the class.

**Academic Honesty:** All forms of academic dishonesty are prohibited at Valencia College. Academic penalties may include, without limitations one or more of the following: Loss of credit for an assignment, examination, or project; withdrawal from the course, reduction in the course grade; or a grade of “F” in the course. Students will be expected to adhere to the Valencia College Student Life Map Handbook as it references Valencia College’s Policy #6HX28:08-11 ([www: valenciacollege.edu](http://www.valenciacollege.edu)).

#### **STANDARDS OF CLASSROOM CONDUCT:**

Valencia College is dedicated to the advancement of knowledge and learning and to the development of responsible personal and social conduct. By enrolling at Valencia College, a student assumes the responsibility for becoming familiar with and abiding by the general rules of conduct as listed in 6HX28:08-03 ([www: valenciacollege.edu](http://www.valenciacollege.edu)) and the student Handbook. Even though Faculty manage the classroom environment, the primary responsibility for maintaining a respectful and civil learning environment rests with the students. Students who violate the Student Code of Conduct may be referred to the Dean of Student’s Office for disciplinary action, which may result in a sanction up to and including expulsion.

#### **COLLEGE POLICIES:**

A full description of all College policies can be found in College Catalog and at College Policies.



Students may record video or audio of class lectures for their own personal educational use. A class lecture is defined as a planned presentation by a college faculty member or instructor, during a scheduled class, delivered for the purpose of transmitting knowledge or information that is reasonably related to the pedagogical objective of the course in which the student is enrolled. Recording class activities other than class lectures, including but not limited to class discussions, student presentations, labs, academic exercises involving student presentation, and private conversations, is prohibited. Recordings may not include the image or voice of other students in the class, may not be used as a substitute for class participation and class attendance, and may not be published or shared without the written consent of the faculty member. Failure to adhere to these requirements may constitute a violation of the College's Student Code of Conduct.

This class requires participation in discussion to meet course-learning outcomes. We are a class comprised of individuals. As such, there will be multiple opinions expressed throughout the semester that you may not personally agree with or even understand - as may be expected. My role as an instructor is to facilitate freedom of expression that is relevant to the course, credible, open and respectful without the promotion or endorsement of a single viewpoint. Conversations informed by diverse viewpoints contribute to critical thinking and higher-level learning. Even if you don't agree, listening to different points of view may give you further insight into your own perspectives. No lesson is intended to espouse, promote, advance, inculcate, compel a particular feeling, perception, viewpoint, or belief in a concept. Concepts as presented are not endorsed by the instructor but are presented as part of the larger course of instruction. Should a student feel uncomfortable with how course content is presented or discussed, please contact the instructor for further conversation.

## **Student Assistance Program**

Valencia College is interested in making sure all our students have a rewarding and successful college experience. To that purpose, Valencia students can get immediate help with issues dealing with stress, anxiety, depression, adjustment difficulties, substance abuse, time management as well as relationship problems dealing with school, home or work. BayCare Behavioral Health Student Assistance Program (SAP) services are free to all Valencia students and available 24 hours a day by calling [\(800\) 878-5470](tel:8008785470). Free face-to-face counseling is also available.

## **Student Resources:**

Valencia College offers the following Student Support Services:

1. The Answer Center for questions about admissions, residency, and financial aid contact 407-582-1507 ([enroll@valenciacollege.edu](mailto:enroll@valenciacollege.edu)).
2. New Student Experience Course to assist students in formulating their purpose in life.

3. Libraries available on all of Valencia campuses with educational resources –from books and periodicals to eBooks, CDs and videos.
4. Academic advisors and counselors are available to assist career and educational planning. Advising services available to Veterans, International Students, Undocumented Students, and Student with Disabilities.
5. Online services through Atlas including but not limited to free Wi-Fi and campus computer labs.
6. Career Centers located on each campus and available to assist students with making career decisions, setting career goals, writing resumes, and cover letters, and interviewing techniques.
7. Tutoring and Academic Help at no cost and available for all subjects. Offering may vary from campus to campus.
8. Any student who has difficulty accessing sufficient food to eat, or who lacks a safe and stable place to live and believes this may affect his or her performance in the course, is urged to meet with a Counselor in the Advising Center for information about resources that may be available from the college or community.

### **Institutional Core Competencies:**

The following Valencia Student Competencies will be reinforced throughout the entire course:

**THINK** – Analyze data, ideas, patterns, principles, and perspectives employing facts, formulas and procedures of the discipline.

**VALUE** – Distinguish among personal, ethical, aesthetic, cultural, and scientific values evaluating your own and others' values from a global perspective in the process of learning the discipline.

**COMMUNICATE** – Identify your own strengths and need for improvement as a communicator employing methods of communication appropriate to your audience and purposefully evaluate the effectiveness of your own and others communication.

**ACT** – Apply disciplinary knowledge, skills, and values to educational and career goals acting effectively and appropriately in various personal and professional settings responding also to changing circumstances.

### **SCHEDULE OF CLASSES**

REE 1400 (CRN 25175) Florida Real Estate Law  
Spring, 2025 **West Campus Online**

#### **Assignment**

#### **Week 1**

02/27/2025 to 03/02/2025 Introduction/Expectations  
Real Estate License Law and Qualifications for Licensure (2)  
Review Questions (Unit 2)

#### **Week 2**

03/03/2025 to 03/09/2025 Real Estate License Law and Commission Rules (3)  
Review Questions (Unit 3)  
Exam #1 (Units 2 & 3)  
Authorized Relationships, Duties, and Disclosure (4)  
Review Questions (Unit 4)

#### **Week 3**

03/10/2025 to 03/16/2025 Real Estate Brokerage Activities and Procedures (5)  
Review Questions (Unit 5)  
Exam #2 (Units 4 & 5)  
Violations of License Law, Penalties, and Procedures (6)  
Review Questions (Unit 6)

#### **Week 4**

03/17/2025 to 03/23/2025

#### **SPRING BREAK – COLLEGE CLOSE**

#### **Week 5**

03/24/2025 to 03/30/2025 Federal and State Laws Pertaining to Real Estate (7)  
Review Questions (Unit 7)  
Exam #3 (Units 6 & 7)  
Property Rights: Estates and Tenancies, Condominiums,  
Corporative, and Time-Sharing (8)  
Review Questions (Unit 8)

#### **Week 6**

03/31/2025 to 04/06/2025 Title, Deeds, and Ownership Restrictions (9)  
Review Questions (Unit 9)  
Exam #4 (Units 8 & 9)

**Week 7**

04/07/2025 to 04/13/2025

Real Estate Contracts (11)  
Review Questions (Unit 11)**Week 8**

04/14/2025 to 04/20/2025

Planning, Zoning, and Environmental Hazards (19)  
Review Questions (Unit 19)  
Exam #5 (Units 11& 19)

Final Exam (Units 2, through 9, 11, and 19).

**Week 9**

04/21/2025

**Monday April 21, 2025, to be completed on Canvas.**

**DISCLAIMER:** Changes may be made at the discretion of the instructor (usually in writing).