

Center for Real Estate Studies
HARLAN SCHOLARS PROGRAM

The Center for Real Estate Studies provides Harlan Scholars and other students at NYLS a unique educational opportunity to examine a broad array of real estate issues in the private markets and the public sector. The Center includes an extensive selection of classroom courses, advanced seminars and independent study projects, externships in governmental offices and real estate firms as well as other opportunities to participate in or attend lectures, seminars and CLE programs.

Specialized courses in the curriculum offer the ability to study real estate law in depth. Most students would begin their study of real estate with the basic “gateway” course -- Real Estate Transactions & Finance (taught by Professors Korngold and Tracht). This course is the prerequisite for many of the upper-level real estate electives. In addition, students may select from a wide range of upper-level real estate electives (listed below). These electives are taught by full-time faculty and adjuncts who are experienced practitioners at some of the City’s best law firms.

At the Center, students typically pursue a course of study specializing in either the private practice or public regulation of Real Estate. The study of real estate in private practice can include real estate finance (e.g., mortgages, mezzanine loans and other non-traditional techniques); secondary mortgage market and mortgage-backed securitizations; bond financing; mixed-use construction and development; real estate leasing; acquisitions and dispositions of real property; condominium, co-op and community association law; insurance, construction and brokerage law; mortgage foreclosures, workouts and restructurings; and governmental tax incentives and other entitlement programs.

Students interested in social justice and public policy issues may focus on such topics as environmental sustainability, urban sprawl, gentrification and its effect on local communities, the preservation and creation of historical landmarks, parks and other open “green spaces,” affordable housing, land use, zoning, eminent domain and real estate needs of not-for-profit organizations.

While the Center offers two primary tracks of study, each student has the flexibility to pursue his/her own individualized course of study. For example, students may focus on real estate in the context of another substantive area of law such as corporate and securities law, bankruptcy, tax and ERISA, trusts and estates, secured transactions, or environmental law.

The Center for Real Estate Studies welcomes interested students to explore the option of joint affiliation with CRES and another academic center at New York Law School. Please note that some coordination with both Center directors will be required.

The Center also offers the CRES Associates Program – A Professional Pathway to Real Estate Law. For further information on this program, please visit: www.nyls.edu/CRESAssociates.

REAL ESTATE CURRICULUM

Required Curriculum:

The required first-year course in Property provides a foundation for the advanced study of real estate at NYLS. In addition to first-year Property, Harlan Scholars affiliated with the Center for Real Estate Studies are required to take the following courses:

(1) Real Estate Transactions & Finance (2nd year);

(2) Two advanced upper-class electives dealing primarily with real estate, environmental law, the public regulation of real estate, or urban affairs [see list below] (2nd or 3rd year);

(3) Two of the following: Commercial Law; Corporations; Wills, Trusts & Future Interests; Federal Income Tax: Individual; Secured Transactions; Bankruptcy; or Securities Regulation (2nd or 3rd year); and

(4) Real Estate Center Capstone Project (3rd year). Harlan Scholars affiliating with CRES can fulfill the Capstone Project requirement by completing one of the following:

- Law Review Note focused on real estate issue.
- CRES Capstone Seminar – a two-credit Project-Based Learning course with limited enrollment of 10 students. The theme of the course changes each year and is structured to permit the in-depth study of real estate topics with important legal, social and/or political consequences. Detailed information about the Capstone Seminar will be available in course registration materials and posted on the CRES website (www.nyls.edu/Harlans).
- Any other Project-Based Learning Course taught by a member of the Real Estate Faculty.
- Real Estate Externship Placement and co-requisite Real Estate Externship Seminar.
- Independent Study focused on real estate issue. (Preference will go to interested Evening Division students.)

[Note: if any of these courses are not offered in the evening schedule, alternate arrangements

will be made for Harlan Scholars in the Evening Division.]

Elective Courses Dealing Primarily with Real Estate:

Drafting: Real Estate Documents
Ethical Issues in Transactional Practice
Legal Research: Real Estate
RE: Advanced Real Estate Transactions & Finance
RE: Advanced Topics
RE: Brokerage Law
RE: Capital Markets
RE: Capstone Course
RE: Commercial Leasing Law
RE: Corporate Real Estate
RE: Co-ops & Condos Law
Real Estate Development
Real Estate Externship Placement & Seminar
RE: Ground Leasing Law & Practice
RE: International Real Estate
RE: Landlord & Tenant Law
Real Estate Transactional Skills
Real Estate Transactions & Finance
RE: Tax Issues in Real Estate Transactions
RE: Workouts, Foreclosure & Bankruptcy

Elective Courses Dealing Primarily with Environmental Law and Real Estate:

Environmental Law & Policy
RE: Conservation Law & Policy
RE: Environmental Issues in Real Estate & Business Transactions

Elective Courses Dealing Primarily with Issues of Significance to Public Policy, the Regulation of Real Estate and/or Urban Areas:

NYC Law Seminar
RE: Affordable Housing and Community Development
RE: Land Use Regulation
Real Estate Development
Role of the Governmental Attorney

Real Estate Courses Focused on Skills Building*

- Real Estate: Transactional Skills
- Drafting: Real Estate Documents
- Any Project Based Learning Course taught by a member of the Real Estate faculty
- Real Estate Externship Placement and co-requisite Real Estate Externship Seminar (2 credit externship plus 1 credit seminar)
- Independent Study focused on some aspect of Real Estate Law (Preference for Evening Division students.)

* Note that courses listed in this section have been included in the lists above to describe their area of focus.

Elective Courses in other Specialties that are “Highly Recommended”:

For students interested in the private practice of real estate, the Center highly recommends the following courses: Commercial Law; Corporations; Wills, Trusts & Future Interests; Federal Income Tax: Individual; Secured Transactions; Bankruptcy; and Securities Regulation.

In addition to the courses listed, students may enroll in any upper-level real estate elective that is open to J.D. students.

Non-Classroom Educational Work

Harlan Scholars are offered an opportunity to participate in the Center’s non-classroom activities, such as public lectures, workshops, CLE programs and Rooftops Project events and programs.

LEGAL WRITING

Harlan Students affiliated with the Center for Real Estate Studies will be members of the New York Law School Law Review and will comply with all of the relevant requirements of that program.

PARTICIPATION IN MASTER CLASSES, SYMPOSIA & OTHER EVENTS

Harlan Scholars enjoy the privilege of attending all Breakfast Forums, Master Classes, symposia, public lectures and other special events hosted by the Center for Real Estate Studies. All events provide opportunities for enriching the academic curriculum and developing personal networks. Students with scheduling conflicts should notify the Center’s Associate Director.

REAL ESTATE EXTERNSHIPS

The Center will assist students in securing appropriate externships, as available. In the past three academic years, students have been employed at a variety of organizations, including Shearman & Sterling; Olshan Law; Wilf & Silverman; Stroock & Stroock & Lavan; Adam Leitman Bailey, P.C.; Katz & Matz P.C.; NYS Office of the Attorney General (Real Estate Finance Bureau); Karp & Kalamotousakis; The Zucker Organization/Skyline Management; NYC Law Department; Lower Manhattan Development Corp.; Grad & Weimar; Finkelstein Newman; and Thor Equities.

FACULTY

For a list of the full-time and adjunct faculty affiliated with the Center, please visit:

<http://www.nyls.edu/CRESFaculty>.