AI1172 Real Estate Agency in Legislation 7.5 credits

Fastighetsförmedling i juridiken

This is a translation of the Swedish, legally binding, course syllabus.

If the course is discontinued, students may request to be examined during the following two academic years

Establishment

Course syllabus for AI1172 valid from Spring 2017

Grading scale

A, B, C, D, E, FX, F

Education cycle

First cycle

Main field of study

Technology

Specific prerequisites

AI1550 Introduction to Swedish law (15 hp) or similar.

AI1521 Rent, Tenant Ownership and Leasehold Law (7,5 hp) or similar.

AI1174 Taxation of Individual Persons and Housing (7,5 hp) or similar.

Language of instruction

The language of instruction is specified in the course offering information in the course catalogue.

Intended learning outcomes

Course objectives are to give students broad knowledge of the rules and regulations governing real estate agency in Sweden.

After the course is finished, a student should be able to:

- Understand civil law and public law, sources of law, legal entity, legal competence, authority "behörighet" and authorisation "befogenhet", structure of the Statute Book.
- Discuss and analyze the initial customer meeting including standards of control, assignment agreement, questions of competition, exclusive rights, and information requirements.
- Explain consumer law and consumer protection.
- Understand contract writing and contract design, agreements for deposit.
- Analyze prospectus with appendix.
- Understand leasehold estate, house of non-freehold property, "arrende" and hybrid forms.
- Discuss and analyze information requirements and duty of disclosure.
- Explain jointly owned facility "gemensamhetsanläggning", easement and real property register "fastighetsutdraget".
- Understand the legal similarities and differences between real property "fast egendom" and personal property "lös egendom", real estate vs the Swedish co-operative apartment "bostadsrätt" and possible analogue applications of current legislation.
- Discuss and analyze marketing legislation and good practice in marketing.
- Explain liability for damages, commission, vicarious liability, liability insurance, personal liability and responsibility.
- Know and apply the discrimination act.
- Know and apply the act on measures against money laundering and terrorist financing.
- Understand the functions of the control agency and the real estate associations.

Course contents

The legislation pertaining to the above areas, with special focus on current topics within the real estate agency industry.

Course literature

Svensk lagtext.

Utdelat material.

Examination

- SEM1 - Seminars, 3.0 credits, grading scale: P, F
- TEN1 - Examination, 4.5 credits, grading scale: A, B, C, D, E, FX, F

Based on recommendation from KTH's coordinator for disabilities, the examiner will decide how to adapt an examination for students with documented disability.

The examiner may apply another examination format when re-examining individual students.

Ethical approach

- All members of a group are responsible for the group's work.
- In any assessment, every student shall honestly disclose any help received and sources used.
- In an oral assessment, every student shall be able to present and answer questions about the entire assignment and solution.