



AI1521 Rent, Tenant Ownership and Leasehold Law 7.5 credits

Hyres-, bostads- och arrenderätt

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

The course syllabus is valid from Autumn 2024 according to decision of the Director of First and Second Cycle Education: 2024-0333, 3.2.2 Decision date: 2024-03-20

Grading scale

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

Education cycle

First cycle

Main field of study

Technology

Specific prerequisites

Completed course:

AI1516 Law of Real Estate for Property Development and Agency 9,0 hp

Language of instruction

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

Intended learning outcomes

The aim of the course is to provide a deeper knowledge of the legal regulation of such rights of user that are based on contracts, in particular rent, tenant ownership and leasehold. This includes dispositions of rights of user, property law regulation and title registration of such rights of user.

After having taken the course, the student shall be able to:

Knowledge and understanding

- Demonstrate knowledge and understanding of the structure, central concepts, and legal rules in the legal framework of rights of user.
- Demonstrate knowledge and understanding of central issues and the regulation of these in the legal framework of rights of user.

Skills and abilities

- With the use of relevant legal methods demonstrate the ability to apply and interpret rules as well as evaluate legal problems in the legal framework of rights of user.
- With the use of the legal method independently identify, formulate, and analyze practical real-life issues in the legal framework of rights of user.

Evaluation ability and approach

- Judge and evaluate the consequences of the legal framework of rights of user from a societal perspective.

Course contents

The course covers the private law regulation of rights of user to real property (including buildings on leased land), and what distinguishes such rights. The main focus of the course is on rent, leasehold and tenant ownership. The part covering rent deals with the rules in the Land Code, Chapter 12. Land Code and Rent Negotiation Act, and in the part on leasehold the rules in the Land Code, Chapters 8-11 are covered. In addition, it also covers the property rules of the Land Code in Chapters 7, 17 and 18 and the title registration regulation in the Land Code, Chapters 19-24, as well as the Law on leasehold and rent tribunals. When it comes to tenant ownership the Law on tenant ownership is in focus, but dispositions of tenant ownerships, such as sale and mortgage are covered, as well as attachment and conversion from rent to tenant ownership. In addition, the rules of the tenant ownership association are covered. To a limited extent the course includes other rights of user than rent, leasehold and tenant ownership, primarily site leasehold.

Examination

- TEN1 - Written examination, 6.5 credits, grading scale: A, B, C, D, E, FX, F

- ÖVN2 - Assignment, 1.0 credits, grading scale: P, 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.

The teaching is given as lectures and teaching sessions. In addition, the student should write a memorandum about a legal problem with connection to the subjects that are treated during the course.

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.