



**Course Name:** Business Law II

**Course Number:** BBG\* 232

**Credits:**

**Catalog description:** A continuation of BBG\* 231; Emphasizing the law of agency, partnership, and corporations, followed by an analysis of personal property, real property, and Security Law.

**Prerequisite, Corequisite, or Parallel:** BBG\*231 or Permission of the Instructor

## **General Education Competencies Satisfied:**

**HCC General Education Requirement Designated Competency Attribute Code(s):**

None

**Additional CSCU General Education Requirements for CSCU Transfer Degree Programs:**

None

**Embedded Competency(ies):**

None

**Discipline-Specific Attribute Code(s):**

BUS                      Business elective

## **Course objectives:**

### **General Education Goals and Outcomes:**

None

### **Course Specific Objectives:**

1. Explain the law of agency, partnership and corporations
2. Apply this understanding to an analysis of personal property, real property, Estates and Trust
3. Apply this understanding to the landlord tenant and Security Law including mortgages and liens with emphasis on Connecticut law.

### **Course Content:**

#### **AGENCY**

- A. Creation of Relation and Authority Relation of Principles
- B. Third Person Relation of Agent to Third Party Relation of Principle and Agent

#### **PARTNERSHIP**



# HOUSATONIC COMMUNITY COLLEGE

- A. Creation of Partnership
- B. Relation of Partners between Themselves
- C. Relation of Partners to Third Person Dissolution
- D. Winding Up

## **CORPORATIONS**

- A. Nature of Corporation and Incorporation
- B. Organizing and Financing the Corporation's
- C. Business Operating and Corporation Business
- D. Corporate Securities
- E. Shareholder's Rights and Liabilities

## **PERSONAL PROPERTY**

- A. Nature and Classification
- B. Acquisition
- C. Nature and Creation of Bailment Rights and Liabilities of parties
- D. Special Bailment Situations

## **REAL PROPERTY**

- A. Fixtures
- B. Rights and Interests in Real Property Co-ownership of Real Property
- C. Property Transfer by Deed

## **ESTATES AND TRUSTS**

- A. Intestacy
- B. Wills
- C. Probate and Administration of Estates Creation and
- D. Administration of Trusts

## **LANDLORD AND TENANT RELATIONSHIP**

- A. Leases-Rights and Duties of the Parties Leases-Common Provision
- B. Leases-Termination

## **CREDIT**

- A. Security Law
- B. Common law and Statutory law, and Liens on Personal Surety and Guarantee

## **REAL ESTATE MORTGAGES MECHANICS LIENS DEFAULT AND FORECLOSURE**

Date Course Created:

Date of Last Revision: 03/30/2017