

**PROGRAM REQUEST  
UNIVERSITY OF UTAH  
COLLEGE OF LAW AND SCHOOL OF BUSINESS  
DUAL MRED/J.D. PROGRAM  
03/17/2014**

The S.J. Quinney College of Law and the David Eccles School of Business are proposing a dual Master of Real Estate Development ("MRED")/J.D. program. Both schools believe that the combination of these two degrees is quite synergistic and exemplifies the best in cross-disciplinary education. Although many of the graduates will work in a variety of business settings, the field of real estate development in particular is very legal and contract intensive. Both a law graduate and an MRED graduate who takes advantage of the MRED/JD dual program will have a much greater understanding of both real estate development practices and the legal issues and problems involved in this area. Because the proposed program is a "dual" program that permits a student to seek both the MRED and JD simultaneously, both schools do not anticipate that the proposal will require any additional administrative structures, or faculty.

**SECTION I: THE REQUEST**

The S.J. Quinney College of Law and the David Eccles School of Business request approval to offer a dual Master of Real Estate Development/J.D. degree, effective Fall 2015.

The faculty of the School of Business approved the dual MRED/JD program proposal, as set out immediately below, on February 21, 2014. Attached is a letter of support from the Dean of the School of Business for the proposal.

The College Council of the College of Law approved the adoption of the dual MRED/J.D. program, as set out immediately below, on November 5, 2013. Attached is a letter of support from the Dean of the College of Law for the proposal.

*Dual MRED/JD Program Proposal*

**a. Reduction in Overall Credit Requirement**

The J.D./MRED program is based on the assumption that, because there is complementary intellectual benefit from studying law and real estate in a coordinated program, a student enrolled in the dual degree program should be allowed to earn both degrees in less time and with a lower overall credit requirement than were that student enrolled in each school or program independently. Accordingly, students enrolled in the dual degree program may count up to 12 credit hours of College of Law class work towards fulfilling the 42 credit-hour requirement of the MRED degree, and may count up to 12 credit hours of MRED class work towards fulfilling the 88 credit-hour requirement of the J.D. degree. Upon completion of both programs, the student earns two separate degrees, a J.D. degree awarded by the College of Law and an MRED degree awarded by the School of Business. Tuition is due to the respective college from which credit is granted.

In order for the MRED Program to facilitate the reduction in overall credit requirements, the following courses, which total 12 credit hours, are waived for J.D. students enrolled in the J.D./MRED program: (1) the Land Use Law course (3 credit hours); (2) the Due Diligence course (3 credit hours) and (3) six elective credit hours. Alternative courses may be waived with MRED program director approval.

Because the overall credit requirements for both degrees are reduced by 24 credit hours, a student enrolled in the dual degree program can expect to complete the two degrees in approximately 8 semesters of full-time study. However, as noted in Section c. below, an MRED student who enrolls in the law program after matriculating in the MRED program will have limitations imposed on those MRED credit hours that can count towards the law degree.

**b. Application to the J.D./MRED Dual Degree Program**

Applicants interested in this program must submit separate admission applications to the College of Law and to the Business School. Each program has its own independent admissions standards, and admission to one program does not ensure admission to the other.

Applicants interested in pursuing the J.D./MRED dual degree are encouraged to apply to both programs at the same time. Nonetheless, a law student may apply to the MRED program (and thus be eligible to earn a dual degree) prior to completion of the first year of law school. As noted in Section c. below, an MRED student who enrolls in the law program after matriculating in the MRED program will have limitations imposed on those MRED credit hours that can count towards the law degree.

**c. Completion of First Year at the College of Law as Prerequisite for Law Credit for MRED courses.**

The College of Law will not give law credit for an MRED course unless the applicant has first successfully completed the first year at the College of Law. This prerequisite means that applicants who start the dual degree program by doing work in the MRED program before completing the first year of law school must delay taking the specific MRED courses they intend to count towards their 12 hours of law credit until after they complete the first year of law school.

The College of Law strongly recommends that an applicant not take any MRED courses during the first year of law school. The first year of law school is demanding.

**d. Enrollment in the J.D./MRED Dual Degree Program and Appointment of Faculty Advisors in Both Programs.**

A student who has been admitted to both the J.D. and MRED programs and who wishes to pursue the dual degree program opportunity must file a Dual Degree Enrollment Form with the Registrar of each program. Upon filing this form and its being approved by the Associate Dean for Academic Affairs in the College of Law and the MRED Program Director in the School of Business, an Advisor will be appointed in each program to assist the student in planning an overall program of study that takes advantage of the goals of the dual degree program.

**e. Requirements for Cross-Over Course Credit.**

To earn academic credit towards a law degree for coursework completed in the MRED program: (1) an MRED course must be pre-approved by the College of Law Faculty Advisor, and that approval must be indicated on the "Request to Count MRED Course Credit Toward J.D. Degree" Form; and (2) the student must receive a grade of 3.0 ("B") or higher in the course.

To earn academic credit towards the MRED degree for coursework completed in the College of Law: (1) the course may not be part of the law school's first-year curriculum; (2) the student must receive a grade of 3.0

("B") or higher in the course; and (3) the course must be approved by the MRED Academic Advisor. A list of pre-approved law school courses follows.

Corporate Financial Transactions (loan documentation), Drafting Contracts, Business Organizations (deals with organization of different forms of business), Drafting – Real Estate, Business Planning, Real Estate Transactions and Finance, Federal Income Tax (cover depreciation, 1031, 1033, gains and losses from sale of property), Partnership Tax, Corporate Tax, Conservation Easements, Land Use Control, Outdoor Recreation Law, Environmental Law, Environmental Conflict Resolution, Environmental Practice (clinic), Trust & Estates, Estate Planning, Seminar-Takings, Water Law. This list is subject to change due to changes in curriculum and scheduling.

**f. Notification to Associate Dean for Academic Affairs of Enrollment Only in MRED Courses**

A student in the J.D./MRED Dual Degree Program who during any semester is enrolled only in MRED courses shall notify the law school's Associate Dean for Academic Affairs of that fact.

**g. Notification to MRED program Advisor of Enrollment Only in College of Law Courses**

A student in the J.D./MRED Dual Degree Program who during any semester is enrolled only in College of Law courses shall notify the MRED Program Advisor of that fact.

**h. College of Law Seminar Paper Requirement**

The College of Law requires that every student complete a seminar. This requirement will not be waived for students in the J.D./MRED Dual Degree Program, and no MRED research paper will satisfy this law school requirement.

**i. Professional Projects Class**

The MRED Program requires that every student complete the Professional Projects or Capstone class. This requirement will not be waived for students in the J.D./MRED Dual Degree Program, and no JD research paper or project will satisfy this business school requirement.

**j. Completion of Both Programs Required for Award of Each Degree**

A student enrolled in the J.D./MRED Dual Degree Program who wishes to count credits taken in one program toward fulfilling the degree in the other program, must complete all requirements of both programs before either degree will be awarded. In the event a student elects to pursue a single degree after being accepted into the dual degree program, both the law school and the business school must be notified and all of the requirements of the elected program must be met.

**SECTION II: NEED**

The S.J. Quinney College of Law and the David Eccles School of Business believe that a dual degree program in which students may earn both the Juris Doctor (JD) and MRED degrees in four years will be an important complement to both schools' programs. Recognizing the close relationship between the business and legal communities, the program helps real estate developers, business managers, corporate counsel and lawyers understand one another's concerns, constraints, and objectives in real estate development.

The combination of these two degrees is quite synergistic and exemplifies the best in cross-disciplinary education. Although the graduates will work in a variety of business settings, the field of real estate development in particular is very legal and contract intensive. Both a law graduate and an MRED graduate

who takes advantage of the MRED/JD dual program will have a much greater understanding of both real estate development practices and the legal issues and problems involved in this area.

There has been a recent increase in demand by students wanting to take courses in both programs. Law students, for example have been increasingly taking courses offered by the MRED program. Alumni involved in both the College of Law and the School of Business have also been highly supportive of the dual degree concept and believe that there will be demand for the program.

### **SECTION III: INSTITUTIONAL IMPACT**

The existing institutional and administrative structures at both the College of Law and School of Business are prepared to support the proposed dual degree program. Already, both the College of Law and the School of Business offer dual degrees that have not resulted in any substantive increase in the need for resources. Currently, the College of Law has the following dual degree programs: J.D./M.B.A., J.D./M.P.A., J.D./M.P.P. and J.D./M.S.W. The School of Business has the following dual degree programs: MBA/MS, MBA/JD and MBA/Master of Healthcare Administration.

The schools anticipate that from past experience, no new organizational structures will be needed to deliver the program. Both schools believe that it has the institutional, organizational and administrative structures in place to absorb the additional students that will enter the respective schools because of the dual degree option. From past experience, there is only a nominal amount of additional work on the part of the marketing, admissions and advising personnel at the respective schools to support the new dual degree program.

For the same reasons expressed immediately above, each school has sufficient faculty, staff, classroom space and equipment to support the proposed dual degree program. Please see the attached letters of support from the deans of both the College of Law and the School of Law. Also attached are letters from the College of Law Law Library and the J. Willard Marriot Library that affirm that no additional library resources will be required.

### **SECTION IV: FINANCES**

Both schools believe that providing this dual degree will potentially result in increased enrollments for both schools, although due to the specialized nature of the program, this increased enrollment may be relatively modest. As discussed immediately above, the College of Law and the School of Business do not anticipate any additional costs for implementing the program (other than nominal additional costs incurred by marketing, admissions and advising personnel). Both schools anticipate that each has the administrative capacity to absorb any of this additional administrative work.