GDAŃSK UNIVERSITY OF TECHNOLOGY

Subject card

Subject name and code	Introduction to Law II, PG_00069950						
Field of study	Real Estate 5.0						
Date of commencement of studies	February 2026		Academic year of realisation of subject	2026/2027			
Education level	second-cycle studies		Subject group	Obligatory subject group in the field of study Subject group related to scientific research in the field of study			
Mode of study	Full-time studies		Mode of delivery	at the university			
Year of study	1		Language of instruction	Polish			
Semester of study	2		ECTS credits	5.0			
Learning profile	general academic profile		Assessment form	exam			
Conducting unit	Department of Geodesy -> Faculty of Civil and Environmental Engineering -> Faculties of Gdańsk University of Technology						
Name and surname of lecturer (lecturers)	Subject supervisor		dr inż. Dominika Wróblewska				
	Teachers						
Lesson types	Lesson type	Lecture	Tutorial	Laboratory	Project	Seminar	SUM
	Number of study hours	45.0	0.0	0.0	30.0	0.0	75
	E-learning hours included: 0.0						
Learning activity and number of study hours	Learning activity	Participation in didactic classes included in study plan		Participation in consultation hours	Self-study		SUM
	Number of study hours	75		5.0	45.0		125
Subject objectives	The aim of the course is to introduce students to the legal framework governing spatial management and real estate and to prepare them to independently identify and interpret legal provisions applicable to investment processes and property management. Students become familiar with the spatial planning system, rules governing public, residential, agricultural, forest and water-related real estate, as well as the competences of relevant public administration authorities. Particular emphasis is placed on the ability to link a specific investment or property-management issue with the applicable statute, regulation and local law, and to assess what activities may legally be carried out on a given property and what decisions, approvals or permits are required.						

Learning outcomes

Course outcome	Subject outcome	Method of verification
[K7_W01] possesses advanced knowledge and understanding of selected legal issues relevant to the professional activities of property valuers, real estate agents, property managers, and other specialists operating within the real estate sector, as well as of selected aspects of asset management, including specific categories of property assets. The student has a basic understanding of real estate information systems and other data sources used in professional practice	The student knows and understands the legal framework of spatial planning and real estate management, including public, residential, agricultural, forest and water-related property, as well as the competences of relevant public administration authorities.	[SW1] Assessment of factual knowledge
[K7_U01] is able to apply legal regulations and knowledge of real estate management to solve practical professional problems encountered by property valuers, real estate agents, property managers, and other specialists operating within the real estate sector. The student is capable of analyzing and interpreting data from real estate information systems and other sources, preparing and evaluating documentation related to real estate transactions and management, as well as applying the principles of civil, administrative, and commercial law in real estate market practice	The student is able to apply legal provisions to assess the development and use potential of a specific property, identify required procedures, decisions and competent authorities, and prepare a legally justified recommendation concerning its use.	[SU3] Assessment of ability to use knowledge gained from the subject

Subject contents

Course content – lecture

The course content complies with the curriculum requirements established by the competent minister in the regulations governing education in the field of real estate valuation.

Block 1. Spatial management
The spatial planning and development system, general municipal plans, local spatial development plans, development conditions decisions and decisions concerning public purpose investments. Environmental, infrastructural and spatial conditions affecting investment projects.

Block 2. Real estate management
Competences of public administration authorities, public real estate resources and rules governing transactions involving State Treasury and local government property. Pre-emption rights, property subdivision, land consolidation, betterment levies, expropriation, compensation and acquisition of land for investment purposes. Basic rules concerning the acquisition of real estate by foreigners.

Block 3. Housing management
Management of public housing resources, protection of tenants' rights, ownership of premises and common property. Operation of housing communities and housing cooperatives, including the rights and obligations of their governing bodies, owners and users of premises.

Block 4. Agricultural, forest and water-related land management
Basic rules governing agricultural, forest and water-related land. Restrictions on transactions, protection of agricultural and forest land, land consolidation and exchange, principles of forest management and selected legal conditions concerning the use of land and water resources.

Course content – project

The course content complies with the curriculum requirements established by the competent minister in the regulations governing education in the field of real estate valuation.

Students analyse a selected property or group of plots, progressing step by step through the identification of legal and spatial conditions affecting its use and development. The project includes analysis of the legal and ownership status, spatial planning documents, competences of public administration authorities, rules governing real estate transactions, pre-emption rights, property subdivision, land consolidation, betterment levies, land acquisition and expropriation. It also covers housing management, tenants' rights, restrictions concerning agricultural, forest and water-related land, as well as specific conditions resulting from location within a border zone and from the status of a domestic, EU or non-EU investor.

Prerequisites and co-requisites		
Assessment methods and criteria		

Subject passing criteria	Passing threshold	Percentage of the final grade
Lecture test	60.0%	50.0%
Tasks	75.0%	0.0%
case analysis	60.0%	50.0%

Recommended reading	Basic literature	1. **Act of 27 March 2003 on Spatial Planning and Development** – current consolidated text. 2. **Act of 21 August 1997 on Real Estate Management** – current consolidated text. 3. **Act of 24 June 1994 on Ownership of Premises** – current consolidated text. 4. **Act of 15 December 2000 on Housing Cooperatives** – current consolidated text. 5. **Act of 21 June 2001 on the Protection of Tenants' Rights, Municipal Housing Resources and Amendment of the Civil Code** – current version. 6. **Act of 11 April 2003 on the Formation of the Agricultural System** – current consolidated text. 7. **Act of 3 February 1995 on the Protection of Agricultural and Forest Land** – current version. 8. **Act of 28 September 1991 on Forests** – current consolidated text. 9. **Act of 20 July 2017 – Water Law** – current version including applicable amendments. 10. **Act of 24 March 1920 on the Acquisition of Real Estate by Foreigners** – current version. 11. Current implementing regulations concerning spatial planning, including regulations on the general municipal plan, supplementary development areas, local spatial development plans and requirements for new development. 12. Selected **local law instruments, administrative court judgments and administrative decisions** analysed during classes.

	Supplementary literature	1. Current commentaries on the **Act on Spatial Planning and Development**. 2. Current commentaries on the **Act on Real Estate Management**. 3. Current commentaries on the **Water Law**. 4. Current commentaries on legislation concerning ownership of premises, housing cooperatives and tenant protection. 5. Selected judgments of the **Supreme Administrative Court, regional administrative courts and the Supreme Court**. 6. Guidelines and materials issued by competent ministries, the General Office of Building Control, the National Support Centre for Agriculture, Polish Waters, State Forests and local government authorities. 7. Official geoportals and public registers used to identify the legal and spatial conditions affecting real estate.
	eResources addresses	
Example issues/ example questions/ tasks being completed	1. **Does ownership of real estate give the owner an unrestricted right to develop the property?** Identify legal provisions limiting the exercise of ownership rights. 2. **How can it be determined what may legally be developed on a particular property?** Prepare an analysis pathway from identification of the plot to determination of the required administrative decisions.	
Practical activites within the subject	Not applicable	

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