

georgia real estate license requirements

georgia real estate license requirements are essential for individuals aiming to pursue a career in the real estate industry within the state. These requirements ensure that licensees possess the necessary knowledge, skills, and ethical standards to represent clients in property transactions effectively. Navigating the process of obtaining a real estate license in Georgia involves meeting specific eligibility criteria, completing mandated pre-licensing education, passing a state examination, and fulfilling post-licensing obligations. Understanding these steps is crucial for aspiring real estate agents and brokers who wish to operate legally and competitively in Georgia's dynamic real estate market. This article provides a comprehensive overview of the Georgia real estate license requirements, including eligibility criteria, education prerequisites, examination details, application procedures, and continuing education mandates. The following sections will guide prospective licensees through each phase of the licensure process to facilitate a smooth and informed journey toward becoming a licensed real estate professional in Georgia.

- Eligibility Criteria for Georgia Real Estate License
- Pre-Licensing Education Requirements
- Georgia Real Estate Licensing Exam Details
- Application Process and Fees
- Post-Licensing and Continuing Education
- Additional Licensing Considerations

Eligibility Criteria for Georgia Real Estate License

To qualify for a real estate license in Georgia, candidates must meet specific eligibility standards set by the Georgia Real Estate Commission (GREC). These criteria establish the foundational qualifications necessary to pursue licensure and ensure that applicants are prepared to handle the responsibilities of a licensed real estate professional.

Age and Residency Requirements

Applicants must be at least 18 years old to apply for a Georgia real estate license. While Georgia residency is not a strict requirement, applicants must provide a valid Social Security number or individual taxpayer

identification number as part of the application process, which typically implies U.S. residency or lawful presence.

Background Check and Criminal History

A thorough background check is a mandatory part of the licensing process. The Georgia Real Estate Commission requires fingerprinting and evaluates any criminal history to determine whether the applicant meets the ethical standards expected of real estate professionals. Certain criminal convictions may disqualify an applicant or require additional review.

Educational Prerequisites

There is no formal requirement for a high school diploma or college degree; however, applicants must complete state-mandated pre-licensing education courses before sitting for the licensing exam. This ensures all candidates have an adequate understanding of real estate principles and Georgia-specific laws.

Pre-Licensing Education Requirements

Georgia mandates completion of specific pre-licensing education to prepare candidates for the real estate licensing exam and future professional practice. The coursework focuses on both general real estate knowledge and state-specific regulations.

Required Pre-Licensing Courses

The pre-licensing requirement consists of a total of 75 hours of coursework. This includes:

- 60 hours of Georgia Real Estate Principles and Practices
- 15 hours of Georgia Real Estate Law

These courses must be completed at a school or institution approved by the Georgia Real Estate Commission. The curriculum covers topics such as property ownership, contracts, financing, fair housing, agency relationships, and Georgia real estate statutes.

Course Completion and Certification

Upon successful completion of the required education, candidates receive certificates of completion, which

must be submitted as part of the license application. These certificates verify that the applicant has met the educational standards necessary to proceed to the licensing exam.

Georgia Real Estate Licensing Exam Details

Passing the Georgia real estate licensing exam is a critical step in obtaining a real estate license. The exam tests candidates on both national real estate concepts and Georgia-specific laws and practices.

Exam Structure and Content

The licensing exam is divided into two portions:

- **National Portion:** Covers general real estate principles, practices, and federal regulations.
- **State Portion:** Focuses exclusively on Georgia real estate laws, rules, and regulations.

The total exam typically consists of 150 multiple-choice questions, with time allotted to complete both sections. A passing score is generally 75% or higher on each portion, though candidates should verify current standards with the GREC.

Scheduling and Exam Locations

Applicants can schedule their exams through authorized testing centers affiliated with the Georgia Real Estate Commission. Testing centers are located throughout the state to accommodate candidates. It is important to schedule the exam after completing all pre-licensing education requirements.

Retaking the Exam

If a candidate fails either portion of the exam, they may retake the failed section. There are limits on the number of retakes within a certain time frame, and additional fees apply for each attempt. Preparing thoroughly for both portions is highly recommended to avoid delays in licensure.

Application Process and Fees

After passing the licensing exam, candidates must submit a formal application to the Georgia Real Estate Commission to obtain their real estate license. This process involves several administrative steps and associated fees.

Submitting the Application

The application includes providing personal information, proof of education, exam results, and background check documentation. Applicants must also designate a licensed Georgia real estate broker with whom they will affiliate upon licensure, as new licensees are required to work under a broker.

Application Fees

The fees for applying for a Georgia real estate license typically include:

- Application processing fee
- Licensing fee
- Fingerprinting and background check fees

These fees are subject to change, so applicants should verify current costs with the Georgia Real Estate Commission before applying.

License Issuance and Duration

Upon approval of the application and payment of fees, the Georgia Real Estate Commission issues the real estate license. The license is valid for a specified period, commonly four years, after which renewal and continuing education are required.

Post-Licensing and Continuing Education

Newly licensed real estate agents in Georgia must complete post-licensing education to maintain their license and continue practicing legally. Continuing education is also required for license renewal to ensure ongoing professional competence.

Post-Licensing Education Requirements

Within the first year of licensure, new real estate licensees must complete a 25-hour post-licensing course approved by the Georgia Real Estate Commission. This course builds on the pre-licensing education and helps new agents transition into the practical aspects of real estate work.

Continuing Education for License Renewal

After the initial post-licensing period, licensees must complete 36 hours of continuing education every four years to renew their license. This coursework includes mandatory topics such as ethics, legal updates, and risk management. Failure to complete continuing education can result in license suspension or revocation.

Additional Licensing Considerations

Beyond the basic requirements, there are several additional considerations for individuals pursuing a real estate license in Georgia, including broker licensing, reciprocity, and license maintenance.

Broker License Requirements

Real estate brokers in Georgia must meet more stringent requirements, including additional education, experience, and passing a broker-specific exam. Brokers have the authority to manage real estate offices and supervise sales agents.

Reciprocity and License Transfer

Georgia offers limited reciprocity with certain states, allowing licensed real estate professionals from those states to apply for a Georgia license without retaking the entire licensing exam. However, applicants must still meet education and application requirements specific to Georgia.

Maintaining Good Standing

Licensed real estate professionals must adhere to the Georgia Real Estate Commission's rules and ethical standards to maintain good standing. This includes timely license renewal, compliance with continuing education, and avoiding disciplinary violations.

Frequently Asked Questions

What are the basic eligibility requirements for obtaining a real estate license in Georgia?

To be eligible for a real estate license in Georgia, you must be at least 18 years old, have a high school diploma or equivalent, and be a legal U.S. resident.

How many pre-license education hours are required in Georgia?

Georgia requires 75 hours of approved pre-license education from an authorized real estate school before you can take the licensing exam.

What topics are covered in the Georgia real estate pre-license course?

The pre-license course covers real estate principles, Georgia real estate license law, contracts, finance, agency relationships, property management, and ethical practices.

Is passing the Georgia real estate licensing exam mandatory?

Yes, after completing the 75-hour pre-license course, you must pass the Georgia real estate licensing exam to qualify for a license.

How do I apply for a Georgia real estate license after passing the exam?

After passing the exam, you must submit a license application through the Georgia Real Estate Commission (GREC), including fingerprints for a background check and applicable fees.

Do I need to work under a broker to maintain my Georgia real estate license?

Yes, in Georgia, newly licensed real estate agents must work under the supervision of a licensed broker to practice real estate legally.

What are the continuing education requirements to renew a Georgia real estate license?

Georgia requires real estate licensees to complete 36 hours of approved continuing education every four years to renew their license.

Can non-residents get a Georgia real estate license?

Yes, non-residents can obtain a Georgia real estate license provided they meet all the requirements and have a sponsoring broker in Georgia.

What fees are associated with obtaining a real estate license in Georgia?

Fees include the pre-license course cost, exam fee (around \$95), application fee (approximately \$170), and fingerprinting/background check fees.

Additional Resources

1. *Georgia Real Estate License Exam Prep: A Comprehensive Guide*

This book offers an in-depth review of the topics covered on the Georgia real estate license exam. It includes practice questions, detailed explanations, and test-taking strategies to help candidates pass the exam on their first try. The content aligns with the latest state requirements and regulations.

2. *Mastering Georgia Real Estate Principles*

Focused on the foundational knowledge needed for Georgia real estate licensing, this book covers property ownership, contracts, financing, and agency relationships. It is designed for beginners and includes real-life examples to clarify complex concepts. Readers will gain confidence in understanding the legal and ethical standards of the profession.

3. *Georgia Real Estate Law and License Requirements*

This title delves into the legal framework governing real estate practice in Georgia. It provides a clear explanation of state laws, licensing procedures, and continuing education requirements. The book is an essential resource for those preparing for the licensing process and seeking to maintain compliance.

4. *Real Estate License Exam Flashcards: Georgia Edition*

A practical tool for quick review, these flashcards cover key terms, concepts, and regulations relevant to Georgia's real estate licensing exam. Ideal for busy students, the flashcards help reinforce memory retention and improve recall. They complement any study plan by focusing on high-yield information.

5. *Step-by-Step Guide to Getting Your Georgia Real Estate License*

This guide walks readers through the entire licensing journey, from education prerequisites to exam registration and application submission. It includes tips on selecting approved pre-licensing courses and advice on preparing for the state exam. The book aims to simplify the process and reduce the stress of becoming licensed.

6. *Georgia Real Estate Exam Practice Questions and Answers*

Packed with hundreds of practice questions modeled after the actual Georgia real estate exam, this book provides detailed answers and explanations. It helps test-takers identify areas of weakness and build exam-day confidence. Updated regularly to reflect current exam standards, it is a valuable study companion.

7. *Continuing Education for Georgia Real Estate Professionals*

This book outlines the continuing education requirements necessary to maintain an active real estate license in Georgia. It discusses approved course topics, credit hours, and renewal timelines. The guide also offers strategies for fulfilling CE requirements efficiently while staying informed about industry changes.

8. *Ethics and Professional Standards in Georgia Real Estate*

Emphasizing the ethical obligations of Georgia real estate agents, this book explores professional conduct, fair housing laws, and conflict resolution. It highlights the importance of integrity and trust in building a successful career. Real-world scenarios illustrate how to navigate ethical dilemmas effectively.

9. *Real Estate Brokerage and Licensing in Georgia*

This publication focuses on the role of brokers, licensing classifications, and supervisory responsibilities within Georgia's real estate industry. It explains the differences between salesperson and broker licenses and the steps required to advance professionally. The book is ideal for licensees seeking to expand their knowledge and career opportunities.

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Stephen Mettling, David Cusic, Ryan Mettling, Joy Stanfill, 2023-11-02 Features of Georgia Real Estate License Exam Prep (GA-RELEP): National Principles & Law Key Point Review (60 pages) Real Estate Math Key Formula Review & Practice (20 pages) Georgia-Specific Laws and Practices (35 pages) National Practice Tests (500 questions) Georgia Practice Tests (125 questions) Georgia Sample Exam (100 questions) We know the real estate licensing exam can be tough, and very nerve-wracking to prepare for. That's why we created the Georgia Real Estate License Exam Prep (GA-RELEP) the way we did. Since we have been managing real estate schools and developing curriculum for forty years, we know how all this works - or fails to work. GA-RELEP is comprehensive in that it contains both key content review and testing practice. And the text review is Georgia-specific - not just simplistic national content, but terse, relevant and accurate Georgia laws and regulations presented as a well-organized set of state 'key point reviews' ideal for pre-test memorization. But let's not dismiss the importance of the national content either. GA-RELEP's national key point reviews are a succinct compression of tested national principles and practices that comprise the national portion of state license exams from coast to coast. Our content is drawn from our own national textbook, Principles of Real Estate Practice - one of the most widely used principles textbooks in the country. Finally, our national content, as well as our question selection, is further tailored to the state testing outline promulgated by PSI for Georgia. Thus the breadth and depth of the law reviews and test questions reflect the topic emphasis of your state's testing service and your Georgia license exam. A word about the test questions... GA-RELEP's testing practice section consists of ten national practice tests, three state practice tests, and one state exam sample test. The practice tests are roughly 50 questions in length and the sample test is 100 questions. The test questions are designed to cover the content covered by the law reviews - which reinforces your learning of the total body of information tested by your state exam. The questions are direct, to the point, and designed to test your understanding. When you have completed a given test, you can check your answers against the answer key in the appendix. You may also note that each question's answer is accompanied by a brief explanation, or "rationale" to further reinforce your understanding. In the end, as you know, it's all up to you. Unlike other publications, we are not going to tell you that using this book will guarantee that you pass your state exam. It still takes hard work and study to pass. But we have done our best here to get you ready. Following that, the most we can do is wish you the best of success in taking and passing your Georgia real estate exam. So good luck!! For Georgia students looking for a Georgia principles textbook to complement Georgia Real Estate License Exam Prep, please check out Principles of Real Estate Practice in Georgia.

georgia real estate license requirements: *Principles of Real Estate Practice in Georgia*

Stephen Mettling, David Cusic, Ryan Mettling, Joy Stanfill, 2023-10-30 Principles of Real Estate Practice in Georgia contains the essentials of the national and Georgia real estate law, principles, and practices necessary for basic competence as a real estate professional and as mandated by Georgia license law. It is based on our highly successful and popular national publication, Principles of Real Estate Practice, which is in use in real estate schools nationwide. The text is tailored to the needs of the pre-license student. It is designed to - make it easy for students to learn the material and pass their real estate exam - prepare students for numerous career applications - stress practical, rather than theoretical, skills and knowledge. Principles of Real Estate Practice in Georgia is streamlined, direct and to-the-point. It includes multiple learning reinforcements. It has a student-oriented organization, both within each chapter and from chapter to chapter. Its examples and exercises are grounded in the authors' many years in real estate education. Table of Contents The Real Estate Business Rights in Real Estate Interests and Estates Ownership Encumbrances and Liens Transferring and Recording Title to Real Estate Leasing Essentials Land Use Planning and Control Legal Descriptions Fundamentals of Contract Law National Agency Listing Agreements: An Overview General Brokerage Practices Overview of Conveyance Contracts Real Estate Market Economics Appraising and Estimating Market Value Real Estate Finance Real Estate Investment Real Estate Taxation Professional Practices Closings Risk Management Property Management Real Estate Mathematics Georgia Licensing Regulation & Enforcement Georgia Brokerage Regulation Other Georgia Laws Glossary of General Real Estate Terms Index For Georgia students looking for an exam prep book to complement Principles of Real Estate Practice in Georgia, we have Georgia Real Estate License Exam Prep

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Questions & Answers Real Estate Exam Professionals Ltd., Pass the 2020 Georgia AMP Real Estate Salesperson Exam effortlessly on your 1st try. In this simple course, which includes both the Georgia state and AMP question and answer exam prep study guide, not only will you learn to pass the state licensing exam, you will also learn: - How to study for the GA exam quickly and effectively. - Secrets to Passing the Real Estate Exam even if you do not know the answer to a question. - How to tackle hard real estate MATH questions with ease and eliminate your fears. - Tips and Tricks from Real Estate Professionals, professional exam writers and test proctors. It will also answer questions like: - Do I need other course materials from companies like Allied Real Estate School? How about Anthony Real Estate School or Kaplan Real Estate School? Are they even good schools to attend? - What kinds of questions are on the Georgia Real Estate License Exam? - Should I use the GA Real Estate License Exams for Dummies Book? This Real Estate Study Guide contains over 1200+ real estate exam questions and answers with full explanations. It includes the Georgia State Specific portion, the AMP portion, real estate MATH ONLY section, and real estate vocabulary only exams. You will receive questions and answers that are similar to those on the Georgia Department of Real Estate Exam. You deserve the BEST real estate exam prep program there is to prepare you to pass, and it gets no better than this. The Georgia Real Estate Salesperson Exam is one of the hardest state test to pass in the United States. We have compiled this simple exam cram book that quickly and easily prepares you to take your state licensing exam and pass it on the 1st try with the AMP exam. Our Real Estate Exam Review is designed to help you pass the real estate exam in the quickest, easiest and most efficient manner possible. Throw away your real estate course test books and class notes, this is all you need to pass!

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Stephen Mettling, Ryan Mettling, David Cusic, 2021-07-07 The Georgia Postlicensing for Real Estate Salespersons Course (the "GAP" Program) has been developed to satisfy Georgia's official 25-hour postlicensing requirement. The course also fulfills the Real Estate Commission's objective of giving Georgia real estate licensees a carefully developed reinforcement of key real estate brokerage principles, concepts, and practices necessary to initiate a productive, professional career in real estate. Beyond an initial review of key principles, the GAP Program takes on a further examination of

essential skills and practices that will be necessary to meet client and customer transactional requirements within Georgia's legal framework. Such skills examined include handling trust funds, listing and selling, financial qualification, pricing property, managing closing-related activities, risk management, insurance, safety precautions and other primary activities. Finally, Georgia Postlicensing for Real Estate Salespersons stresses the importance of adopting professional practices. These include compliance with law and regulations, full and proper disclosure to all parties, and maintaining ethical standards as promulgated by the National Association of Realtors® and the Real Estate Commission. By combining a critical concept review with key skills and professional practices, we hope Georgia Postlicensing for Real Estate Salespersons will make a valuable contribution to your early success and fulfillment in the world of Georgia real estate. Good luck!

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georgia real estate license requirements: *Georgia Real Estate License Exam AudioLearn* Audiolearn Content Team, 2019-12-26 Introducing Georgia Real Estate License Exam AudioLearn - A Complete Audio Review for the Real Estate License Examination in Georgia! Developed by experienced real estate professors and professionally narrated for easy listening, this course is a valuable tool when preparing for your Real Estate License Examination in Georgia. The audio is focused and high-yield, covering the most important topics you need to know to pass your examination. The material is accurate, up-to-date, and broken down into 15 bite-sized chapters. There is a Q&A and a key takeaways section following each chapter to review questions commonly tested and drive home key points. Also included is a complete practice test containing the most commonly tested questions with the correct answers explained. Here are the topics we will be covering: Licensing and license laws Types of agents and agency relationships Ethics and fiduciary duties Contracts Managing the office Real estate concepts Real estate ownership and interests How real estate is transferred Representing the seller Representing the buyer Financing the closing Real estate appraisal Property management Georgia-specific requirements A 200-question practice test We have also included a follow-along PDF manual containing the entire text of this audio course as well as, sample forms, contracts, and documents which we'll be reviewing in the audio. Included as a bonus is our Insider's Guide to Selling Real Estate audiobook.

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georgia real estate license requirements: *Florida Real Estate Broker's Guide* Linda L. Crawford, Edward J. O'Donnell, 2003-11 Going beyond the principles and practices students have already learned, this new edition explores the skills necessary for building and managing a successful real estate brokerage. Based on the revised FREC broker course syllabus, Florida Real Estate Broker's Guide provides a complete source for your broker prelicensing curriculum. Highlights include: * Four new case studies prepare students for realworld practice. * Timely, comprehensive coverage of all course topics makes supplemental material unnecessary. * Web resources encourage students to explore key topics. * Free Instructor Resource Guide includes chapter outlines, matching exercises, vocabulary lists and two practice exams.

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georgia real estate license requirements: Georgia Land Surveying History and Law Farris W. Cadle, 1991 Georgia Land Surveying History and Law is the first definitive history and analysis of Georgia's land system and the laws that govern it. The book's opening section tells the story of the surveyor's role in transforming Georgia from a frontier to a bounded, populated, and productive colony and state. Paced by anecdotes of surveyors' wilderness experiences, the narrative traces the evolution of Georgia's land subdivision system, beginning with the original, and ultimately impractical, scheme of land granting and rectangular land subdivision under the Trustees of the Georgia Colony. The volume then covers the more flexible but easily abused headright procedure, and the subsequent lottery and succession of systematic, rectangular surveys under which most of the state was laid out and granted in the early nineteenth century. Finally, in lay terms supported by meticulous citation of authority, the volume discusses the legal aspects of land surveying, including the interests that make up land ownership, the transfer of real property, the interpretation of property descriptions, the location of boundaries, riparian and littoral rights, and other topics. The book examines every point concerning boundaries found in any Georgia case or statute. Based solidly on primary sources and the author's fifteen years of experience in land surveying and title abstracting, Georgia Land Surveying History and Law is an exhaustively researched and scholarly reference that will be useful to surveyors, title attorneys, title abstractors, real estate professionals, geographers, cartographers, historians, and genealogists.

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Georgia State Holidays 2025 Georgia State Holidays 2025 The following is the list of state holidays when the Capitol and state agencies will be closed in 2025. New Year's Day: Monday, January 1 Martin Luther King, Jr.'s

Georgia Gateway - Under Maintenance Medical Assistance You can download a Medical Assistance application here or by going to your local DFCS or RSM Group Office during business hours and requesting an application. You

Gov. Kemp: Special Tax Refund Checks Begin Issuing This Week Governor Brian P. Kemp and the Georgia Department of Revenue (DOR) announced today that the state will begin issuing one-time, special tax refunds this week

Georgia - Nurse Aide Program - Nurse Aide Search The information you access will validate the certification of active or inactive certified medication aides on the Georgia Medication Aide Registry. You may search the certification status by

Georgia Landlord-Tenant Handbook | Georgia Department of The Landlord-Tenant Handbook is designed to provide an overview and answer common questions about Georgia residential landlord-tenant law. While this publication can be helpful

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