

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-racking 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*.

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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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