



PASS GEORGIA

GEORGIA SUPPLEMENT AUTHORITY SHEET

Georgia Real Estate Law Cheat Sheet

High-yield Georgia distinctions, candidate operations, and number rules with official source control.

STATE SHARE 52 of 152	PRIMARY LAW BRRETA + GREC	SOURCE SET GREC + GA DOR
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SOURCE EDITION

PSI Georgia Candidate Information Bulletin, 7/1/2026

The Georgia rules to retrieve first

EXAM LENS

Georgia is not a footnote

The supplement contributes 52 of 152 scored questions. Build a separate Georgia mental model instead of attaching state exceptions to national rules at the end.

BRRETA and transaction structure

Issue	Georgia distinction	Exam move
Client relationship	Created by a written brokerage engagement. Assistance alone does not create it.	Find the writing before assigning client duties.
Customer	Not represented by the licensee. Still owed honesty and disclosure of actually known adverse material facts about the property.	Do not give the customer the client's loyalty or confidences.
Dual agency	Permitted only with written informed consent from all affected clients.	Oral acceptance is not enough.
Designated agency	Separate agents in one firm represent opposing clients under the broker's structure.	Confidential information stays with each designated agent.
Confidentiality	Information the client asked to keep confidential remains protected after the engagement ends, subject to law.	Do not confuse a negotiating position with a property defect.
Security instrument	Georgia commonly uses a security deed. The note is the repayment promise.	Keep note, security deed, and title roles distinct.
Closing	Georgia closing practice includes attorney-controlled legal work. Read the fact pattern for the act being performed.	Do not turn a role rule into a blanket statement about every task.

Numbers and deadlines

Rule	Current fact	Guardrail
Exam fee	\$175 per attempt	Non-refundable and non-transferable under the bulletin.
Exam-day ID	One current, valid, unexpired government ID with photo and signature	Name must match PSI appointment.
Arrival	30 minutes early	Late arrival may mean no admission and fee loss.
GCIC report	No more than 60 days old when applying	It is a licensing document, not the basic exam-day ID.
License fee	\$170 within 3 months of exam	After 3 months the original application fee doubles.
Exam result	Activate within 12 months	Otherwise retake the exam.
Prelicense	75 hours	Use a GREC-approved route.
Post-license	25 hours in first year	Separate from prelicense education.
Continuing education	36 hours per 4-year cycle	Includes 3 hours of license law.
Wait after passing	24 hours before returning to an authorized licensing location	Not every test center is a licensing location.

Georgia tax calculations

Calculation	Method	Example
Transfer tax	\$1 first \$1,000 or fraction, then \$0.10 each additional \$100 or fraction	\$285,000 sale price = \$285
Intangible recording tax	\$1.50 per \$500 or fraction of note, capped at \$25,000	\$320,000 note = \$960
Assessed value	Fair market value x 40%	\$300,000 x .40 = \$120,000
Property tax	Assessed value / 1,000 x millage	\$120,000 / 1,000 x 25 = \$3,000

Scenario sorting system

1

Identify the person

Buyer, seller, landlord, tenant, broker, affiliated licensee, customer, or client?

2

Find the relationship

Is there a written brokerage engagement? Is consent documented?

3

Classify the information

Property fact, party fact, confidential instruction, money, document, or advertisement?

4

Name the governing duty

Honesty, material-fact disclosure, loyalty, accounting, confidentiality, care, or lawful instruction?

5

Choose the narrow rule

Prefer the answer that solves the stated facts without inventing a broader duty.

High-risk overstatements to avoid

- Do not publish or memorize a fixed passing percentage unless PSI or GREC supplies it for the current administration.
- Do not assume the national and Georgia portions have separate passing thresholds. The current public bulletin shows one total pass or fail with subtotals.
- Do not quote a fixed exam duration from an old prep site. The 7/1/2026 public bulletin does not publish one.
- Do not assume two forms of ID. The current bulletin requires one qualifying ID.
- Do not treat GAR forms as state-promulgated forms or private forms as law.

Sources, scope, and revision record

This independent study resource is not issued or endorsed by GREC or PSI. Official rules and your appointment instructions control if anything changes.

TRUST STANDARD

Built for verifiability

Every high-stakes number has an official source. Rules that vary by facts are framed as study distinctions, not personal legal advice.

[1] **PSI Georgia Candidate Information Bulletin, 7/1/2026**
<https://test-takers.psiexams.com/api/content/bulletin/4672>

[2] **Georgia Real Estate Commission**
<https://grec.state.ga.us>

[3] **Georgia Rules, Chapter 520**
<https://rules.sos.ga.gov/gac/520>

[4] **Georgia DOR Real Estate Transfer Tax**
<https://dor.georgia.gov/real-estate-transfer-tax>

[5] **Georgia DOR Intangible Recording Tax**
<https://dor.georgia.gov/intangible-recording-tax>

[6] **Georgia Code Title 10, Chapter 6A (BRRETA)**
<https://law.justia.com/codes/georgia/title-10/chapter-6a/>

Edition control	Value
Primary exam source	PSI Georgia Candidate Information Bulletin, 7/1/2026
Publisher	Pass Georgia Real Estate Exam Prep
Corrections	https://www.passgeorgiarealestate.com/exam-guide/corrections



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