



GEORGIA REAL ESTATE EXAM GLOSSARY

Adverse possession

Adverse possession is a method of acquiring title through possession that satisfies every statutory element for the required period, commonly including possession that is actual, open, notorious, exclusive, continuous, and hostile to the true owner's rights.

OFFICIAL AREA

Property Ownership

KNOWLEDGE CLUSTER

Involuntary ownership changes

LEARNING SYSTEM

Define, distinguish, apply, retrieve

SOURCE STANDARD

Official exam outline plus authoritative Georgia or federal references where the topic has a controlling rule. Independent educational resource, not affiliated with GREC or PSI.

PASS GEORGIA APP

Continue from definition to exam-ready recall.

1,300+ Georgia and national questions, detailed explanations, spaced review, readiness tracking, Math Coach, and offline study. \$59.99 once with no subscription.

DOWNLOAD

passgeorgiarealestate.com/download



01 / COMPLETE LESSON

Build the complete exam definition

Learn the rule, separate it from the nearest distractor, then apply it to a Georgia fact pattern.

CORE DEFINITION

What does Adverse possession mean?

Adverse possession is a method of acquiring title through possession that satisfies every statutory element for the required period, commonly including possession that is actual, open, notorious, exclusive, continuous, and hostile to the true owner's rights.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Adverse possession claims ownership. A prescriptive easement seeks a use right rather than title to the possessed land.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia statutes control the required period and the effect of written evidence of title. A short exam stem must supply facts supporting every required element.

WORKED EXAMPLE

A person openly occupies and treats a defined strip as the person's own for the full statutory period without permission and satisfies all other legal elements.

EXAM TRAP

Long use with the owner's permission is not hostile possession, and one missing element defeats the claim.

Memory cue: Long use with the owner's permission is not hostile possession, and one missing element defeats the claim.



02 / PRACTICE AND MASTERY

Retrieve the rule under exam conditions

Answer before reading the explanation. Then explain why every distractor belongs to a different term.

ORIGINAL PRACTICE CHECK

Which statement correctly explains Adverse possession?

- A** A license in real property is personal, revocable permission to enter or use another person's land for a stated purpose.
- B** An encroachment is an unauthorized physical intrusion by an improvement onto another parcel or into a protected area, such as a fence, garage, or roof crossing a boundary line.
- C** An easement appurtenant is a nonpossessory right that benefits one parcel, the dominant tenement, and burdens another parcel, the servient tenement.
- D** Adverse possession is a method of acquiring title through possession that satisfies every statutory element for the required period, commonly including possession that is actual, open, notorious, exclusive, continuous, and hostile to the true owner's rights.

CORRECT ANSWER: D

Adverse possession is correct. Adverse possession is a method of acquiring title through possession that satisfies every statutory element for the required period, commonly including possession that is actual, open, notorious, exclusive, continuous, and hostile to the true owner's rights. Adverse possession claims ownership. A prescriptive easement seeks a use right rather than title to the possessed land. Georgia statutes control the required period and the effect of written evidence of title. A short exam stem must supply facts supporting every required element.

MASTERY TRACKER

Mark each box only when you can perform the skill without looking.

- ☐ I can define the term in one precise sentence.
- ☐ I can separate it from the closest look-alike.
- ☐ I can explain the Georgia rule or confirm that the national rule applies.
- ☐ I can answer the practice check and explain every option.



03 / CONNECTIONS AND AUTHORITY

Connect the term to the wider exam

Use these relationships to move from isolated recall to a connected exam model.

RELATED TERM

License in real property

A license in real property is personal, revocable permission to enter or use another person's land for a stated purpose.

<https://www.passgeorgiarealestate.com/glossary/property-license>

RELATED TERM

Encroachment

An encroachment is an unauthorized physical intrusion by an improvement onto another parcel or into a protected area, such as a fence, garage, or roof crossing a boundary line.

<https://www.passgeorgiarealestate.com/glossary/encroachment>

RELATED TERM

Easement appurtenant

An easement appurtenant is a nonpossessory right that benefits one parcel, the dominant tenement, and burdens another parcel, the servient tenement.

<https://www.passgeorgiarealestate.com/glossary/easement-appurtenant>

RELATED TERM

Constructive notice

Constructive notice is knowledge the law imputes to a person because information was properly recorded in public records or because visible possession or conditions would prompt reasonable inquiry.

<https://www.passgeorgiarealestate.com/glossary/constructive-notice>

RECOMMENDED NEXT COMPLETE LESSON

Property Ownership complete lesson

<https://www.passgeorgiarealestate.com/study-guide/transfer-of-title/special-transfers>

EXAM SOURCES AND AUTHORITY NOTES

1. PSI Georgia Candidate Information Bulletin, 7/1/2026

Official exam administration and content-outline source.

<https://test-takers.psiexams.com/api/content/bulletin/4672>

2. Official Code of Georgia Annotated, public access portal

State-authorized public access to current Georgia statutes, including Title 44 property law.

<https://www.lexisnexis.com/hottopics/gacode/Default.asp>