



GEORGIA REAL ESTATE EXAM GLOSSARY

Easement appurtenant

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

OFFICIAL AREA

Property Ownership

KNOWLEDGE CLUSTER

Property rights and burdens

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.

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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 Easement appurtenant mean?

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

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

An appurtenant easement benefits a parcel. An easement in gross benefits a person or entity rather than a dominant parcel.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia deeds and plats may create and describe appurtenant easements. A buyer should examine the recorded instrument for scope, location, maintenance, and duration.

WORKED EXAMPLE

A landlocked rear parcel has a recorded driveway right across the front parcel. The rear parcel is dominant and the front parcel is servient.

EXAM TRAP

The parcel using the easement is dominant even though it does not own the land being crossed.

Memory cue: The parcel using the easement is dominant even though it does not own the land being crossed.



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 Easement appurtenant?

- A** An easement in gross is a nonpossessory right to use land that benefits a person or organization rather than another parcel of land.
- B** A license in real property is personal, revocable permission to enter or use another person's land for a stated purpose.
- C** 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.
- D** An easement appurtenant is a nonpossessory right that benefits one parcel, the dominant tenement, and burdens another parcel, the servient tenement.

CORRECT ANSWER: D

Easement appurtenant is correct. An easement appurtenant is a nonpossessory right that benefits one parcel, the dominant tenement, and burdens another parcel, the servient tenement. It normally runs with the land. An appurtenant easement benefits a parcel. An easement in gross benefits a person or entity rather than a dominant parcel. Georgia deeds and plats may create and describe appurtenant easements. A buyer should examine the recorded instrument for scope, location, maintenance, and duration.

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

Easement in gross

An easement in gross is a nonpossessory right to use land that benefits a person or organization rather than another parcel of land.

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

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

Lien

A lien is a nonpossessory legal claim or charge against property that secures payment of a debt or performance of an obligation.

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

RECOMMENDED NEXT COMPLETE LESSON

Property Ownership complete lesson

<https://www.passgeorgiarealestate.com/study-guide/property-ownership/encumbrances>

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>

3. Georgia Superior Court Clerks' Cooperative Authority, Real Estate Index

Official statewide reference for Georgia real estate recording, indexing, and public land-record access.

<https://www.gsccca.org/learn/projects-programs/real-estate-index>