



GEORGIA REAL ESTATE EXAM GLOSSARY

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.

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 in gross mean?

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

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

An easement in gross has no dominant tenement. An easement appurtenant benefits a dominant parcel and burdens a servient parcel.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Utility easements are common Georgia examples. The recorded grant controls whether the right is transferable, exclusive, and limited to a stated purpose.

WORKED EXAMPLE

A utility company holds a recorded right to place and maintain lines across a subdivision lot without owning a neighboring dominant parcel.

EXAM TRAP

Do not invent a dominant estate simply because the easement holder owns other land nearby.

Memory cue: Do not invent a dominant estate simply because the easement holder owns other land nearby.



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 in gross?

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

CORRECT ANSWER: A

Easement in gross is correct. An easement in gross is a nonpossessory right to use land that benefits a person or organization rather than another parcel of land. An easement in gross has no dominant tenement. An easement appurtenant benefits a dominant parcel and burdens a servient parcel. Utility easements are common Georgia examples. The recorded grant controls whether the right is transferable, exclusive, and limited to a stated purpose.

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 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

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>