



GEORGIA REAL ESTATE EXAM GLOSSARY

Eminent domain

Eminent domain is the government's power to take private property for a public use upon payment of just compensation.

OFFICIAL AREA

Land Use Controls and Regulations

KNOWLEDGE CLUSTER

Government powers and title

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 Eminent domain mean?

Eminent domain is the government's power to take private property for a public use upon payment of just compensation. Condemnation is the legal process used to exercise that power.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Eminent domain is the power. Condemnation is the proceeding. Police power regulates property without taking title in the ordinary case.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia and federal constitutional protections require public use and just compensation. Exam questions usually test the vocabulary distinction rather than litigation procedure.

WORKED EXAMPLE

A county acquires part of a parcel for a public road and pays the owner the constitutionally required value through a taking proceeding.

EXAM TRAP

Do not call the process eminent domain when the question asks for the court procedure, and do not confuse a taking with zoning regulation.



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

The Georgia Department of Transportation needs a strip of a farm to widen a highway. The owner will not sell, so the agency files a court case to take the strip and set just compensation. Which pairing is correct?

- ☒ A Power: eminent domain. Court process: condemnation.
- ☐ B Power: condemnation. Court process: eminent domain.
- ☐ C Power: police power. Court process: condemnation.
- ☐ D Power: escheat. Court process: eminent domain.

CORRECT ANSWER: A

Eminent domain is the government's power to take private property for public use, and condemnation is the court process that exercises it and fixes just compensation. Police power regulates how land is used without taking title, and escheat applies only when an owner dies with no heirs.

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

Police power

Police power is the government's authority to regulate private property and conduct to protect public health, safety, morals, and general welfare, including zoning, building codes, and environmental regulation.

<https://www.passgeorgiarealestate.com/glossary/police-power>

RELATED TERM

Escheat

Escheat is the state's acquisition of property when an owner dies without a valid will and no lawful heirs can be found.

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

RELATED TERM

Zoning variance

A zoning variance is official permission to depart from a specific zoning requirement when the applicant satisfies the ordinance's legal standard, commonly involving a property-specific hardship rather than personal convenience.

<https://www.passgeorgiarealestate.com/glossary/zoning-variance>

RELATED TERM

Nonconforming use

A nonconforming use is a land use that lawfully existed before a zoning change but no longer conforms to the current ordinance and is allowed to continue subject to local rules.

<https://www.passgeorgiarealestate.com/glossary/nonconforming-use>

RECOMMENDED NEXT COMPLETE LESSON

Land Use Controls and Regulations complete lesson

<https://www.passgeorgiarealestate.com/study-guide/land-use-controls/government-rights>

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>