



GEORGIA REAL ESTATE EXAM GLOSSARY

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.

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 Encroachment mean?

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.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

An encroachment is a physical intrusion. An easement is a legal right to use another's land. A license is revocable permission.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

This is a national ownership concept on the Georgia exam. A survey and the recorded title documents are the evidence to examine in a real Georgia transaction.

WORKED EXAMPLE

A survey shows that a neighbor's garage extends eighteen inches across the recorded lot line without an easement.

EXAM TRAP

Do not choose easement merely because another parcel is affected. Ask whether there is a legal right or an unauthorized object.



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

A new survey shows the neighbor's wooden fence sits two feet inside the buyer's recorded lot line. There is no written agreement, no recorded easement, and no permission from the owner. What is the fence?

- ☐ A An easement appurtenant
- ☐ B An easement in gross
- ☐ C A revocable license
- ☐ D An encroachment

CORRECT ANSWER: D

An encroachment is an improvement that physically crosses onto another parcel without a legal right to be there. With no agreement, easement, or permission, the fence is an encroachment. The easement answers are tempting because another parcel is affected, but an easement is a legal right, and none exists here.

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

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

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>