



GEORGIA REAL ESTATE EXAM GLOSSARY

Escheat

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

OFFICIAL AREA

Transfer of Title

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 Escheat mean?

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

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Escheat concerns death without heirs. Eminent domain is a government taking for public use with just compensation.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

The concept appears in the national ownership and transfer curriculum. Georgia law supplies the local succession procedure, but the exam distinction remains death without heirs versus a public-use taking.

WORKED EXAMPLE

An owner dies intestate, and the estate search identifies no person entitled to inherit. The property ultimately passes to the state.

EXAM TRAP

Dying without a will is not enough by itself. If legal heirs exist, intestate succession applies rather than escheat.



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 Georgia owner dies without a will. After a search, the estate locates one living niece who is entitled to inherit under Georgia law. What happens to the owner's land?

- ☒ A It escheats to the state because there was no will
- ☐ B The county acquires it through a condemnation case
- ☐ C The niece inherits it through intestate succession
- ☐ D It reverts to the person who originally sold it

CORRECT ANSWER: C

Escheat applies only when an owner dies without a will and no lawful heir can be found. Here an heir exists, so the land passes to the niece by intestate succession. The escheat option treats dying without a will as enough by itself, which is the classic trap.

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

Eminent domain

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

<https://www.passgeorgiarealestate.com/glossary/eminient-domain>

RELATED TERM

Probate

Probate is the court-supervised process for proving a will when required, appointing a personal representative, identifying assets and creditors, administering the estate, and transferring property to those entitled to receive it.

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

RELATED TERM

Deed

A deed is a written instrument by which a grantor conveys an interest in real property to a grantee.

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

RELATED TERM

Reversion

A reversion is the future interest a grantor retains when the grantor transfers a smaller estate and has not given the remaining future interest to a third party.

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

RECOMMENDED NEXT COMPLETE LESSON

Transfer of Title 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>