



GEORGIA REAL ESTATE EXAM GLOSSARY

# 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.

**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.

**PASS GEORGIA APP**

Continue from definition to exam-ready recall.

1,300+ Georgia and national questions, detailed explanations, spaced review, readiness tracking, Math Coach, and offline study. \$59.99 once with no subscription.

**DOWNLOAD**

[passgeorgiarealestate.com/download](https://passgeorgiarealestate.com/download)



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 Police power mean?

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.

## CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Police power regulates. Eminent domain takes property for public use with just compensation. Taxation raises revenue, and escheat prevents ownerless property.

## GEORGIA APPLICATION

What changes or stays the same in Georgia?

Georgia delegates substantial land-use authority to local governments within constitutional and statutory limits. Ordinary valid regulation does not require compensation merely because it restricts use.

## WORKED EXAMPLE

A city limits building height and requires setbacks throughout a zoning district to advance public planning goals.

## EXAM TRAP

A regulation that lowers a property's value is not automatically an eminent-domain taking.

**Memory cue:** A regulation that lowers a property's value is not automatically an eminent-domain taking.



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 Police power?

- A** 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.
- B** Eminent domain is the government's power to take private property for a public use upon payment of just compensation.
- C** 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.
- D** 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.

### CORRECT ANSWER: A

Police power is correct. 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. Police power regulates. Eminent domain takes property for public use with just compensation. Taxation raises revenue, and escheat prevents ownerless property. Georgia delegates substantial land-use authority to local governments within constitutional and statutory limits. Ordinary valid regulation does not require compensation merely because it restricts use.

### 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/eminant-domain>

### 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>

### 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>

### 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>