GEORGIA REAL ESTATE EXAM GLOSSARY

Severalty

Severalty is ownership of real property by one legal person or entity alone rather than by co-owners.

OFFICIAL AREA	KNOWLEDGE CLUSTER	LEARNING SYSTEM
Property Ownership	Concurrent ownership	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.

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 Severalty mean?

Severalty is ownership of real property by one legal person or entity alone rather than by co-owners. A corporation can own in severalty even though it has many shareholders.

CLOSEST DISTINCTION

How do you separate the nearest exam answer?

Severalty means sole title in one legal owner. Tenancy in common and joint tenancy are concurrent ownership forms involving two or more owners.

GEORGIA APPLICATION

What changes or stays the same in Georgia?

The national ownership rule applies in Georgia. Always identify the legal titleholder, not the number of people behind an entity.

WORKED EXAMPLE

An LLC is the only grantee named in the deed. The LLC owns the property in severalty.

EXAM TRAP

One entity can have many members and still be the sole legal owner.

Memory cue: One entity can have many members and still be the sole legal owner.

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 Severalty?

- **A** Tenancy in common is concurrent ownership in which each co-owner holds a separate undivided interest, interests may be unequal, and no automatic right of survivorship exists.
- **B** Severalty is ownership of real property by one legal person or entity alone rather than by co-owners.
- **C** Joint tenancy is concurrent ownership created with the required language and characteristics, commonly including a right of survivorship under which a deceased joint tenant's interest passes to the surviving joint tenant or tenants.
- **D** A life estate is a freehold interest that lasts for the lifetime of a named person.

CORRECT ANSWER: B

Severalty is correct. Severalty is ownership of real property by one legal person or entity alone rather than by co-owners. A corporation can own in severalty even though it has many shareholders. Severalty means sole title in one legal owner. Tenancy in common and joint tenancy are concurrent ownership forms involving two or more owners. The national ownership rule applies in Georgia. Always identify the legal titleholder, not the number of people behind an entity.

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

Tenancy in common

Tenancy in common is concurrent ownership in which each co-owner holds a separate undivided interest, interests may be unequal, and no automatic right of survivorship exists.

https://www.passgeorgiarealestate.com/glossary/tenancy-in-common

RELATED TERM

Joint tenancy

Joint tenancy is concurrent ownership created with the required language and characteristics, commonly including a right of survivorship under which a deceased joint tenant's interest passes to the surviving joint tenant or tenants.

https://www.passgeorgiarealestate.com/glossary/joint-tenancy

RELATED TERM

Life estate

A life estate is a freehold interest that lasts for the lifetime of a named person.

https://www.passgeorgiarealestate.com/glossary/life-estate

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

RECOMMENDED NEXT COMPLETE LESSON

Property Ownership complete lesson

https://www.passgeorgiarealestate.com/study-guide/property-ownership/forms-of-ownership

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