



**Arizona Department of Real Estate (ADRE)
Education Division**

www.azre.gov

100 NORTH 15TH AVE, SUITE 201, PHOENIX, AZ 85007

DOUGLAS A. DUCEY
GOVERNOR

JUDY LOWE
COMMISSIONER

**Arizona Real Estate Out-of-State License Recognition
Broker State Specific Examination Content Outline
*Effective April 1, 2020***

The Arizona Real Estate Out-of-State License Recognition Broker Examination is a state specific examination consisting of one hundred and ten (110) questions. This exam is designed for candidates licensed in another state as a broker, who have established Arizona residency, and who are seeking out-of-state license recognition pursuant to A.R.S. § 32-4302, to qualify for an Arizona Broker real estate license.

110 Questions, 75% Passing

- | | |
|--|-----------|
| I. Real Estate Statutes | 25 |
| A. Article XXVI ~ Arizona Constitution | |
| B. ARS Title 32, Chapter 20 | |
| 1. Arizona Department of Real Estate | |
| 2. Licensing | |
| 3. Regulation | |
| 4. Property Management | |
| 5. Subdivisions | |
| a. Affidavit of Disclosure | |
| 6. Recovery Fund | |
| 7. Timeshare | |
| II. Commissioner's Rules | 15 |
| A. General Requirements | |
| B. Continuing Education Requirements | |
| C. Advertising | |
| D. Compensation | |
| E. Documents | |
| F. Professional Conduct | |
| III. Agency Relationships & Managerial Duties | 8 |
| A. Law of Agency & Agency Relationships | |
| B. Fiduciary Duties | |
| C. Listing & Buyer-Broker Agreements | |
| D. Brokerage Business | |
| IV. Contracts and Contract Law | 7 |
| A. Contract Essentials | |
| B. Statute of Frauds | |
| C. Purchase Contracts | |
| D. Options & First Right of Refusal | |
| E. Contractual Concepts | |

V. Government Rights in Real Property	4
A. Eminent Domain	
B. Police Power & Escheat	
C. Arizona Property Taxes	
VI. Arizona Water Law	10
A. Arizona Water Doctrine	
B. Arizona Groundwater Management Act 1980	
C. Active Management Areas & Irrigation Non-Expansion Areas	
D. Grandfathered Rights	
E. Transfer of Well Rights	
VII. Environmental Law	4
A. Statutes and Agencies	
B. Common Issues	
C. Due Diligence	
D. Alternative Waste Water Systems	
VIII. Land Descriptions	2
A. Metes and Bounds &/or Lot & Block	
B. Rectangular Survey System	
C. Arizona Constitution ~ Article X	
IX. Land Development	2
A. Zoning	
B. Planned Communities	
C. New Home Sales	
X. Encumbrances	2
A. Monetary vs. Non-Monetary	
B. Mechanic's Lien	
C. Arizona Homestead Exemption	
XI. Acquisitions/Transfer of Title	3
A. Methods of Transfer	
B. Types of Deeds	
C. Affidavit of Value	
D. Adverse Possession	
E. Title Insurance	
F. Recordation	

XII. Escrow and Settlement	3
A. Closing Statements	
B. Commission Disbursement	
C. F.I.R.P.T.A.	
XIII. Arizona Residential Landlord Tenant Act	3
XIV. Financing Documents	2
A. Deed of Trust	
B. Mortgage and/or Agreement for Sale	
XV. Deed of Trust Foreclosure	4
A. Non-Judicial Foreclosure	
B. Judicial Foreclosure	
C. Other Foreclosure Concepts	
D. Distressed Property Transactions	
XVI. Disclosure & Consumer Protection	3
XVII. Math Calculations	8
XVIII. ADRE Audits	5