



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

www.azre.gov

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**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