



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

www.azre.gov

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

**KATIE HOBBS
GOVERNOR**

**SUSAN NICOLSON
COMMISSIONER**

**Arizona Real Estate Broker's Examination Content Outline
(Designed for a single 180 question examination)**

This Arizona Real Estate Broker Examination Content Outline is content specific to the practice of real estate in Arizona. It is a single examination consisting of one hundred eighty (180) questions, plus fifteen (15) pretest questions. The pretest questions are not identified and will not affect a candidate's score in any way.

**180 Questions
75% Passing**

- | | |
|--|-----------|
| I. Real Estate Statutes | 28 |
| A. Article XXVI ~ Arizona Constitution | |
| B. ARS Title 32, Chapter 20 | |
| i. Arizona Department of Real Estate | |
| ii. Licensing | |
| iii. Regulation | |
| iv. Property Management | |
| v. Subdivisions | |
| a. Affidavit of Disclosure | |
| vi. Recovery Fund | |
| vii. Timeshare | |
| II. Commissioner's Rules | 18 |
| A. General Requirements | |
| B. Continuing Education Requirements | |
| C. Advertising | |
| D. Compensation | |
| E. Documents | |
| F. Professional Conduct | |
| III. Agency Relationships & Managerial Duties | 14 |
| A. Law of Agency & Agency Relationships | |
| B. Fiduciary Duties | |
| C. Listing & Buyer-Broker Agreements | |
| D. Brokerage Business | |
| IV. Contracts and Contract Law | 10 |
| A. Contract Essentials | |
| B. Statute of Frauds | |
| C. Purchase Contracts | |
| D. Options & First Right of Refusal | |
| E. Contractual Concepts | |

V.	Property Interests, Estates & Tenancies	10
	A. Real Property	
	B. Personal Property	
	C. Real Estate Interests and Ownership	
	D. Easements	
	E. Tenancies	
	F. Cooperatives, Condominiums and PUD's	
VI.	Government Rights in Real Property	4
	A. Eminent Domain	
	B. Police Power & Escheat	
	C. Arizona Property Taxes	
VII.	Income Tax Aspects of Real Estate	3
VIII.	Arizona Water Law	5
	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	
IX.	Environmental Law	6
	A. Statutes and Agencies	
	B. Common Issues	
	C. Due Diligence	
	D. Alternative Waste Water Systems	
X.	Land Descriptions	4
	A. Metes and Bounds &/or Lot & Block	
	B. Rectangular Survey System	
	C. Arizona Constitution ~ Article X	
XI.	Land Development	4
	A. Zoning	
	B. Planned Communities	
	C. New Home Sales	
XII.	Encumbrances	3
	A. Monetary vs. Non-Monetary	
	B. Mechanic's Lien	
	C. Arizona Homestead Exemption	
XIII.	Acquisitions/Transfer of Title	5
	A. Methods of Transfer	

B. Types of Deeds	
C. Affidavit of Value	
D. Adverse Possession	
E. Title Insurance	
F. Recordation	
XIV. Escrow and Settlement	4
A. Closing Statements	
B. Commission Disbursement	
C. F.I.R.P.T.A.	
XV. Fair Housing & ADA	3
XVI. Leases & Leasehold Estates	5
A. Leasehold Estates	
B. Types of Leases	
C. Leasing Terminology and Concepts	
XVII. Commercial Leasing & Building Terminology	3
XVIII. Arizona Residential Landlord Tenant Act	3
XIX. Property Insurance & Warranties	2
XX. Appraisal	3
XXI. Primary & Secondary Markets/Financing Concepts	3
XXII. Residential & Commercial Financing	4
XXIII. Financing Documents	3
A. Deed of Trust	
B. Mortgage and/or Agreement for Sale	
XXIV. Deed of Trust Foreclosure	5
A. Non-Judicial Foreclosure	
B. Judicial Foreclosure	
C. Other Foreclosure Concepts	
D. Distressed Property Transactions	
XXV. Disclosure & Consumer Protection	8
XXVI. Math Calculations	11

XXVII. Cooperative Nature of Real Estate	2
XXVIII. Business Accounting	2
XXIX. ADRE Audits	5