



# REAL ESTATE CERTIFICATION EXAMINATION SPECIFICATIONS



## 1. Purpose of Examination

The Real Estate Certification exam consists of a combination of essay and multiple choice questions. It is intended to test whether an applicant possesses the knowledge, skills, abilities, ethics, and judgments that are common to specialists in Real Estate law and is also intended to be a valid and reliable measurement to justify the representation of special competence and professionalism that distinguishes a “Florida Bar Board Certified Lawyer.”

## 2. Examination Content

Topics that may be covered on the Real Estate Certification examination include:

### A. Title Issues and Real Property Litigation

- A.1 Liens and Priorities
  - a. Construction Liens
  - b. Mortgages
  - c. Tax Liens
  - d. Judgments
  - e. Equitable subrogation
- A.2 Title Disputes
  - a. Surveys and Boundary Disputes
  - b. Plats, Easements and Descriptions
  - c. Ownership
- A.3 Homestead
- A.4 Conveyancing
- A.5 Joint Ownership
- A.6 Bankruptcy
- A.7 Land Trusts
- A.8 Public Lands and Watercourses
- A.9 Agency
- A.10 Probate/Guardianship/Competency
- A.11 MRTA (Marketable Record Title Act)
- A.12 Title Insurance
- A.13 Foreclosure
- A.14 Quiet Title
- A.15 Adverse Possession
- A.16 Eminent Domain
- A.17 ILSA (Interstate Land Sales Full Disclosure Act)

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**B. Transactions/Financing/Environmental/Taxes**

- B.1 Closing Issues and Procedures
- B.2 Closing Costs
- B.3 Ethics
- B.4 Tax Matters
- B.5 Contractual Terms and Conditions
- B.6 Notes and Mortgages
- B.7 Environmental Audits/Environmental Permitting
- B.8 Permitting
- B.9 Concurrency/Comprehensive Plans
- B.10 Zoning
- B.11 Documentary Stamp and Intangible Taxes
- B.12 Ad Valorem Taxes
- B.13 Sales Tax
- B.14 Entity Selection
- B.15 Tax Deferred Exchanges under IRC Section 1031
- B.16 Real Estate Broker Agency
- B.17 Agency
- B.18 Disclosures
- B.19 Community Development District and Special Tax District

**C. Planned Community Law/Landlord Tenant**

- C.1 Homeowners Associations & Planned Unit Developments (PUDs)
- C.2 Condominiums and Condominium Associations
- C.3 Developer Liability
- C.4 Liens
- C.5 Statutory Disclosures
- C.6 Cooperatives
- C.7 Residential
- C.8 Commercial
- C.9 Mobile Homes

Examinees will be tested on the law (both statutory and case law) which was **in effect on December 31** of the year prior to the year the exam is administered.

The total number of points possible on the exam are 360 points. The final overall score is calculated by totaling the points scored for the multiple-choice questions and essay questions. The exam consists of the following: 45 multiple choice questions worth 3 points each, 1 long essay on Homestead worth 45 points, 1 long essay on Transaction Analysis worth 60 points, and 6 short essays worth 20 points each.

Examinees must score a minimum of 70% to achieve a passing score on the examination.

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