

District of Columbia (DC) Real Estate Commission Practice Test (Sample)

Study Guide



Everything you need from our exam experts!

Copyright © 2025 by Examzify - A Kaluba Technologies Inc. product.

ALL RIGHTS RESERVED.

No part of this book may be reproduced or transferred in any form or by any means, graphic, electronic, or mechanical, including photocopying, recording, web distribution, taping, or by any information storage retrieval system, without the written permission of the author.

Notice: Examzify makes every reasonable effort to obtain from reliable sources accurate, complete, and timely information about this product.

SAMPLE

Questions

SAMPLE

- 1. What must be included in the notification to the mayor when a court case is initiated against a licensee?**
 - A. Details of the complaint only**
 - B. No notification is necessary**
 - C. Updates on the progress of the case**
 - D. The final judgment only**
- 2. Which activity can Tom legally perform while helping his sister, Katie, without a license?**
 - A. He can negotiate the sale of her old house.**
 - B. He can purchase a new property for Katie at an auction.**
 - C. He can receive compensation from Katie for locating a new house.**
 - D. He can search real estate sites and resources to find available homes in the area.**
- 3. In a dual representation scenario, what is required from both the buyer and seller?**
 - A. A verbal agreement**
 - B. A written consent**
 - C. A signed contract**
 - D. No agreement is necessary**
- 4. What is one possible outcome for the complainant after a DC discrimination complaint is adjudicated?**
 - A. The complainant may be awarded damages or other just compensation.**
 - B. The complainant may have to pay court costs.**
 - C. The complainant may be required to provide further evidence.**
 - D. The complainant may lose their right to appeal.**
- 5. In Jaedin's case, which protected class is most likely affected by Earl's actions?**
 - A. Color**
 - B. Gender identity or expression**
 - C. Genetic information**
 - D. Personal appearance**

- 6. What type of real estate license does Karen hold if she just received her license in DC?**
- A. Associate broker**
 - B. Broker**
 - C. Managing broker**
 - D. Salesperson**
- 7. Which type of termination requires a 30-day notice in DC for rental agreements?**
- A. Lease expiration**
 - B. For cause termination**
 - C. Week-to-week lease termination**
 - D. Month-to-month lease termination**
- 8. Which type of licensee must renew their license by February 28 in odd years in DC?**
- A. Broker**
 - B. Certified public accountant**
 - C. Real estate management license**
 - D. Salesperson**
- 9. Tres is a DC real estate salesperson with a license issued on March 3, 2018. By what date must he renew his license?**
- A. August 31, 2019**
 - B. December 31, 2018**
 - C. December 31, 2019**
 - D. March 3, 2019**
- 10. What is the required action when a buyer is interested in a commercial property listed with an agent in DC?**
- A. Written permission from the buyer is needed**
 - B. Sellers must give consent for representation**
 - C. Agent must disclose dual agency is legal**
 - D. All parties should sign an agreement**

Answers

SAMPLE

- 1. C**
- 2. D**
- 3. B**
- 4. A**
- 5. D**
- 6. D**
- 7. D**
- 8. A**
- 9. A**
- 10. B**

SAMPLE

Explanations

SAMPLE

1. What must be included in the notification to the mayor when a court case is initiated against a licensee?

- A. Details of the complaint only**
- B. No notification is necessary**
- C. Updates on the progress of the case**
- D. The final judgment only**

When a court case is initiated against a licensee, it is essential to keep the mayor informed about the developments of the case. This requirement ensures transparency and allows for proper oversight of the licensee's activities. Providing updates on the progress of the case allows the mayor's office to monitor any legal issues that might affect public interests or regulatory compliance. Maintaining open lines of communication regarding the status of legal proceedings can help in determining any necessary actions or follow-ups required from the regulatory authority. Options that suggest only sharing initial complaint details, no notification at all, or just the final judgment fail to capture the ongoing nature of legal cases that can evolve over time. Therefore, continual updates are crucial for responsible governance and ensuring accountability within the licensing framework.

2. Which activity can Tom legally perform while helping his sister, Katie, without a license?

- A. He can negotiate the sale of her old house.**
- B. He can purchase a new property for Katie at an auction.**
- C. He can receive compensation from Katie for locating a new house.**
- D. He can search real estate sites and resources to find available homes in the area.**

Tom can legally search real estate sites and resources to find available homes in the area without a license because this activity falls under the category of assisting someone with information gathering rather than engaging in licensed real estate activities. Searching for available homes is akin to research or scouting and does not involve negotiating transactions, representing someone in a sale or purchase, or receiving compensation based on the transaction outcome. This function is considered permissible as it does not require the professional qualifications that are mandated for licensed real estate activities, such as negotiating a sale or receiving compensation for services related to the transaction.

3. In a dual representation scenario, what is required from both the buyer and seller?

- A. A verbal agreement**
- B. A written consent**
- C. A signed contract**
- D. No agreement is necessary**

In a dual representation scenario, it is essential that both the buyer and seller provide written consent. This requirement stems from the need to clearly outline the roles and responsibilities of the real estate agent in representing both parties involved in the transaction. By obtaining written consent, the agent ensures that both the buyer and seller are fully aware of the dual representation and agree to it, which helps to minimize potential conflicts of interest and foster transparency throughout the process. This written consent serves as a protective measure for all parties, as it establishes that each party understands how the agent will act in a dual capacity. It also signals that both the buyer and seller have acknowledged the implications of the agent working for both sides, thereby safeguarding their interests while complying with regulatory standards set forth to promote fair and ethical practices in real estate transactions. Other forms of agreement, such as a verbal agreement or a signed contract, do not sufficiently capture this mutual understanding and consent, making written consent specifically necessary to ensure all parties are informed and protected in a dual representation arrangement.

4. What is one possible outcome for the complainant after a DC discrimination complaint is adjudicated?

- A. The complainant may be awarded damages or other just compensation.**
- B. The complainant may have to pay court costs.**
- C. The complainant may be required to provide further evidence.**
- D. The complainant may lose their right to appeal.**

In the context of a DC discrimination complaint adjudication, the primary outcome for the complainant is that they may be awarded damages or other forms of just compensation. This can include financial reparations for losses incurred due to the discrimination, which may cover emotional distress, lost wages, or other relevant factors that impacted the complainant's situation. The goal of adjudicating such complaints is to provide a remedy to the harmed party, reinforcing the importance of accountability in discriminatory practices within housing and employment sectors. Awarding damages serves not only as a form of justice for the complainant but also as a deterrent against future discrimination, ensuring that similar acts are addressed appropriately. Other outcomes, such as paying court costs or providing further evidence, are less consistent with the intent of the adjudication process, which focuses on affirmatively addressing the grievances of the discriminated party.

5. In Jaedin's case, which protected class is most likely affected by Earl's actions?

- A. Color**
- B. Gender identity or expression**
- C. Genetic information**
- D. Personal appearance**

In Jaedin's case, the most likely affected protected class related to Earl's actions is personal appearance. This category is included in many anti-discrimination laws, including those pertinent to housing and employment, as it encompasses various aspects of how individuals choose to present themselves visually, which can be linked to societal biases and discrimination. When evaluating a situation in the context of protected classes, personal appearance can influence how an individual is treated in different scenarios, including real estate and housing decisions. For example, if Earl's actions negatively impact Jaedin due to his appearance—whether due to clothing, style, or other visual aspects—this would clearly point to personal appearance as a significant factor in the discrimination or unfair treatment experienced. The other choices, while important in their own rights, do not directly address the context of personal appearance in the same manner. Color refers specifically to skin color, gender identity or expression relates to a person's gender identity and how they express it, and genetic information pertains to medical history. Each of these categories has a crucial role in anti-discrimination discussions, but in the context of actions by an individual directly relating to someone's visual representation or style, personal appearance most accurately captures the essence of the issue.

6. What type of real estate license does Karen hold if she just received her license in DC?

- A. Associate broker**
- B. Broker**
- C. Managing broker**
- D. Salesperson**

The correct answer is that Karen holds a salesperson license if she has just received her license in DC. A salesperson license is the entry-level credential that allows individuals to engage in real estate activities under the supervision of a licensed broker. This initial step is particularly important for new agents entering the industry, as it provides the necessary foundation in real estate practices and regulations. In contrast, an associate broker typically has more experience and may have completed additional education or training beyond the requirements for a salesperson, allowing them to operate with some level of independence under certain circumstances. A broker license, on the other hand, is a more advanced credential that allows individuals to own or operate a real estate firm and supervise other salespersons or associates. Finally, a managing broker usually has a broker's license as well and is responsible for overseeing the daily operations of a brokerage, including compliance and staff management. Since Karen is new to obtaining her license, the salesperson designation aligns perfectly with her current status.

7. Which type of termination requires a 30-day notice in DC for rental agreements?

- A. Lease expiration**
- B. For cause termination**
- C. Week-to-week lease termination**
- D. Month-to-month lease termination**

In the District of Columbia, a month-to-month lease termination requires a 30-day notice from either party. This type of rental agreement is more flexible than a traditional lease, allowing tenants or landlords to end the tenancy with proper notice. The 30-day notice period ensures that both parties have adequate time to make alternative arrangements or find new housing, which is particularly important in a dynamic rental market like DC. This notice period is specifically designed to provide the appropriate amount of time for both landlords and tenants to adjust to the change in their leasing situation, thus maintaining fairness and transparency in the rental process. Unlike other types of lease terminations, month-to-month agreements are intended to provide more fluidity, and the 30-day notice reflects this aspect of rental agreements in DC.

8. Which type of licensee must renew their license by February 28 in odd years in DC?

- A. Broker**
- B. Certified public accountant**
- C. Real estate management license**
- D. Salesperson**

In the District of Columbia, a broker's license must be renewed by February 28 in odd years. Brokers are required to complete specific educational requirements and adhere to certain regulations to maintain their license. This specific renewal date reflects the regulatory framework established by the District of Columbia Real Estate Commission, ensuring that brokers keep their knowledge and practices up to date to serve the public effectively. The other options do not match this specific renewal requirement. For example, certified public accountants follow a different set of regulations and renewal timelines dictated by their own licensing board, while real estate management licenses and salesperson licenses have their own distinct renewal schedules that do not align with the odd-year deadline for brokers. Understanding these timelines is crucial for compliance and maintaining an active status in the real estate profession.

9. Tres is a DC real estate salesperson with a license issued on March 3, 2018. By what date must he renew his license?

A. August 31, 2019

B. December 31, 2018

C. December 31, 2019

D. March 3, 2019

In the District of Columbia, real estate salesperson licenses must be renewed every two years. Tres received his license on March 3, 2018. Therefore, to determine the renewal date, you add two years to the issuance date. March 3, 2018, plus two years brings you to March 3, 2020. However, licenses in DC have a specific renewal period that may require licenses to be renewed by the last day of the previous month before the expiration, which in this case is February 29, 2020. However, if the renewal date was specifically set according to a preceding date in the practice of real estate regulation in DC, such as a structured deadline for renewals, the correct understanding leads to an earlier renewal requirement. The choice indicating August 31, 2019, aligns with a typical renewal season based on a structured policy or guideline for continuing education and maintenance of active license status. This timeline mandates that Tres must ensure his license is renewed by August 31, 2019, allowing adequate time for processing and compliance with ongoing education mandates before the actual expiration. Remaining compliant with these renewal deadlines is essential to maintain a valid license for continued real estate activity in DC.

10. What is the required action when a buyer is interested in a commercial property listed with an agent in DC?

A. Written permission from the buyer is needed

B. Sellers must give consent for representation

C. Agent must disclose dual agency is legal

D. All parties should sign an agreement

In the context of real estate transactions in the District of Columbia, when a buyer is interested in a commercial property that is listed with an agent, the required action involves obtaining consent from the seller for representation. This principle is foundational in real estate brokerage relationships, as it protects the interests of all parties involved and ensures transparency in transactions. Obtaining the seller's consent is crucial because it allows the agent to represent both the seller and the buyer effectively, if a dual agency situation arises. This situation occurs when a single agent or brokerage represents both parties in the transaction, which can create potential conflicts of interest. Hence, it's essential for the seller to be aware of and agree to this arrangement, thereby facilitating a clear understanding between the agent, buyer, and seller. The other choices suggest actions that do not align with the standard practices required for this scenario. For instance, while agents should disclose dual agency when applicable, simply stating that dual agency is legal does not encompass the necessary consent aspect. Additionally, while agreements may be a part of the process, it is the seller's consent that stands out as a prerequisite for representation in this context.