

License Law/ Regulations Test

1. What defines an 'expired license'?

- A) A license permanently revoked due to a violation.
- B) A license not renewed within 46 days to 2 years after its renewal date.
- C) A license that has not been renewed within 30 days of its expiration.
- D) A license that has lapsed within 45 days past the renewal date.

2. What is the maximum period in which a 'lapsed license' can still be reactivated?

- A) 2 years after the renewal date.
- B) 30 days after the renewal date.
- C) 45 days after the renewal date.
- D) 90 days after the renewal date.

3. Which of the following best describes a 'terminated license'?

- A) A license that may be reactivated at any time.
- B) A license that is under temporary suspension.
- C) A license that is valid only for a specific location.
- D) A license not renewed or reactivated after lapse and expired

4. Which entity is defined as the 'department'?

- A) The department of labor and industry.
- B) Any local licensing office.
- C) The federal department overseeing all licensing.
- D) The board of each specific profession.

5. What must a licensee do to renew their license before the end of the renewal period?

- A) Meet continuing education requirements
- B) Submit renewal form
- C) Pay renewal fees
- D) All of the above

6. What happens to a license that is not renewed within 2 years of its last renewal date?

- A) It enters a grace period of 1 year for renewal
- B) It remains valid until a new application is submitted
- C) It can be renewed with a penalty fee
- D) It automatically terminates

7. What penalty is assessed when a licensee does not renew their license on time?

- A) A mandatory suspension of practice for 30 days
- B) A fine equivalent to 80% of the renewal fee
- C) A late penalty fee equivalent to 100% of the renewal fee
- D) A reprimand from the department

8. Which of the following requirements is NOT necessary to reactivate an expired license within 2 years?

- A) Demonstrate current employment in the profession
- B) Meet continuing education requirements accrued since the last renewal
- C) Submit the completed renewal form
- D) Pay the late penalty fee

9. Under what condition is a licensee considered to be practicing without a license?

- A) When they have not completed the continuing education requirements
- B) When their license is lapsed but they have paid the renewal fee
- C) When their license has expired and they continue to work
- D) When they have applied for renewal but it is still pending

10. Who is immune from civil action related to the filing of a complaint?

- A) All individuals regardless of the complaint's content.
- B) Any government entity filing the complaint.
- C) A person or private entity filing the complaint in good faith.
- D) Only those who provide evidence with their complaint.

11. What is the timeframe in which a property management office must inform the department of an address change?

- A) Immediately.
- B) 15 days.
- C) 30 days.
- D) 10 days.

12. What action must the department take if reasonable cause exists after a complaint is made?

- A) Notify only the complainant of the findings.
- B) Conduct a public hearing on the matter.
- C) Dismiss the complaint immediately.
- D) Prepare a notice and serve the alleged violator

13. What action may the department take if there is reasonable cause to believe a violation has occurred?

- A) Dismiss the complaint.
- B) Begin legal proceedings immediately.
- C) Investigate the complaint.
- D) Provide legal counsel to the licensee

14. What must the department do if a licensee is found to have violated the regulations?

- A) Prepare and serve findings of fact, conclusions of law, and an order.
- B) Issue a public statement without any findings.
- C) Provide a warning without further action.
- D) Prepare and serve an order of dismissal.

15. Which of the following is a possible sanction that the department may issue upon finding a violation?

- A) Suspension of the license
- B) Revocation of the license
- C) Monitoring of practice by a supervisor
- D) All of the above

16. How should the department inform the public about disciplinary actions taken?

- A) By issuing a press release to local media only.
- B) By posting the information on a publicly available website.
- C) Through monthly newsletters to registered licensees.
- D) By notifying only the affected parties.

17. How is the act of providing false information in a license application viewed?

- A) It is acceptable if done unintentionally.
- B) It is considered unprofessional conduct.
- C) It is only a concern if discovered after licensure.
- D) It is not relevant as long as the application is approved.

18. What is deemed an unprofessional approach regarding communications during an investigation?

- A) Cooperating fully with investigators.
- B) Intentionally misrepresenting facts to investigators.
- C) Requesting clarification on investigation procedures.
- D) Providing detailed answers to department inquiries.

19. What is the minimum age requirement for a property manager license applicant?

- A) 18 years of age
- B) 25 years of age
- C) 21 years of age
- D) 16 years of age

20. Which of the following qualifications is required for a property manager applicant?

- A) Graduation from an accredited high school or equivalent
- B) Completion of a college degree
- C) Experience working in property management for 5 years
- D) Possession of a valid passport

21. What must a property manager applicant do after successfully completing the required pre-licensing course?

- A) Take the State Exam
- B) Apply for a temporary license
- C) Register for additional courses
- D) Begin working under a licensed property manager

22. Which of the following actions is NOT part of the qualification process for a property manager license?

- A) Submitting a credit check
- B) Completing an approved course of education
- C) Passing the State examination
- D) Applying for licensure to the department

23. What distinguishes an 'active status' licensee from an 'expired license'?

- A) An expired license permits limited practice but requires renewal.
- B) Active status requires a written complaint from the licensing board.
- C) An expired license means the license is no longer valid and cannot be used.
- D) Active status allows practice while an expired license does not.

24. How is a 'lapsed license' defined?

- A) A license not renewed by its renewal date but reactivation is possible.
- B) A license that is in a state of inactive status for an indefinite period.
- C) A license that has been expired for over two years.
- D) A license that has never been issued to the individual.

25. Who may act as a property manager without needing a separate license?

- A) Any licensed real estate broker or salesperson under supervision
- B) An independent contractor managing properties without oversight
- C) A volunteer helping with real estate transactions
- D) A property owner managing third-party properties

26. What relationship must exist among the owners of a business entity that owns or manages property for them to be exempt from licensing?

- A) They must be coworkers with a common employer
- B) They must be relatives as defined by law
- C) They must live in the same property
- D) They must be members of the same political party

27. Which action is considered part of a property manager's responsibilities?

- A) Handling legal disputes between tax authorities and property owners
- B) Overseeing inspection and maintenance of leased real estate
- C) Determining property value for owners
- D) Financing property purchases for clients

28. What is the primary role of a property manager?

- A) To maintain financial records of property ownership
- B) To provide legal services for real estate transactions
- C) To transfer the title of the property to a new owner
- D) To assist in activities related to the leasing or renting of real estate

29. What fee is associated with an original application for property management?

- A) \$25
- B) \$100
- C) \$75
- D) \$50

30. What is the maximum time frame applicants have to apply for licensure after passing their examination?

- A) 6 months
- B) 18 months
- C) 12 months
- D) 24 months

Property Management Education