

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? (Not including new Contingent Litigation Fee of \$5)

- 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