

DC Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

— Scored questions	— Time limit	75% Passing score
\$79 Exam fee	District of Columbia Real... Governing body	— Pass rate

The numbers to remember

- Combo exam: 110 items / 210 minutes (110 points)
- General portion only: 80 items / 120 minutes (80 points)
- DC state portion only: 30 items / 90 minutes (30 points)
- Passing score: 75% on each portion taken
- Exam fee: \$79 (one portion or both)
- Up to 10 non-scored items may appear unmarked
- Minimum age to test: 18 | Vendor: PSI Services LLC
- Pre-licensing education required: 60 hours
- Application fee: \$65.00 | License fee: \$130.00 | Guaranty fund fee: \$60.00
- Apply within 6 months of passing | Retake window: 6 months for a failed portion
- Renewal cycle: 2 years, expires August 31 of odd years | CE required: 15 hours per cycle

Content domains and weights

The general portion tests national real estate principles; the state portion tests DC-specific statutes and Commission rules. Not every general-portion domain has a published weight, but the three that do account for a large share of the section.

- General portion: Contracts 19% · Agency 13% · Property Ownership 10% (of the domains with published weights)
- DC state portion: Statutory Requirements 67% (20 items) · Duties/Powers of the Commission 20% (6 items) · Licensing Requirements 13% (4 items)

High-yield review areas

- Statutory requirements governing licensee conduct — the single biggest chunk of the state portion by far, at 20 of 30 scored state items
- Contract mechanics: offer/acceptance, contingencies, breach remedies — the heaviest general-portion domain
- Agency relationships and fiduciary/disclosure duties between licensees and clients
- Property ownership basics: estates in land, forms of title, the bundle of rights
- Commission structure, its powers, and how licensing requirements are administered

Top traps

- Studying the general portion evenly instead of weighting toward Contracts and Agency, the two highest-weighted domains
- Assuming a hard-looking question is non-scored and rushing it — you can't tell which of the up-to-10 pretest items are unscored
- Forgetting you can retake only the failed portion, not both, if you split a combo attempt into general and state sittings
- Missing the 6-month application window after passing, or the 6-month retake window for a failed portion
- Letting CE hours pile up near the August 31 renewal deadline instead of pacing them across the full 2-year cycle

- Underestimating the state portion because it has fewer items — 30 items in 90 minutes is still a tight 3-minute-per-item pace

Official sources

- District of Columbia Real Estate Commission (DCREC) — DC Department of Licensing and Consumer Protection (DLCP), Occupational and Professional Licensing Administration (OPLA) — Real Estate License Examination Candidate Information Bulletin — District of Columbia (PSI Services LLC, Updated 6/3/2026): <https://test-takers.psiexams.com/api/content/bulletin/5587>
- District of Columbia Real Estate Commission (DCREC) — DC Department of Licensing and Consumer Protection (DLCP), Occupational and Professional Licensing Administration (OPLA) — Real Estate Commission | dlcp (DC Department of Licensing and Consumer Protection): <https://dlcp.dc.gov/node/1617426>
- District of Columbia Real Estate Commission (DCREC) — DC Department of Licensing and Consumer Protection (DLCP), Occupational and Professional Licensing Administration (OPLA) — 812 DC Real Estate Candidate Information Bulletin (PSI Services LLC, Revised 10/1/2018 — SUPERSEDED by the 2026 bulletin above): <https://proctor2.psionline.com/media/programs/812%20DC%20RE.pdf>

Free practice questions for this exam: www.everyexamprep.com/practice/exams/real/dc-real-estate-salesperson