

Montana Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

— Scored questions	— Time limit	Scaled 75 on each portion Passing score
\$95 Exam fee	Montana Board of Realty... Governing body	— Pass rate

The numbers to remember

- National portion: 150 minutes, 80 scored + 5 pretest items, pass at scaled 75
- State-specific portion: 90 minutes, 40 scored + 10 pretest items, pass at scaled 75
- Fee: \$95 per portion (budget for both if paying separately)
- Reservation lead time: 48 hours minimum before your test date
- Retake rule: pass one portion, only retake the one you failed
- Testing window: 5 years from your first required education course
- Voucher expiry: 12 months from issue
- Pre-licensing coursework (current): 70 hours; statute allows a 60–80 hour range
- Minimum age: 18, plus credit for two years of high school curriculum or equivalent
- Continuing education: 12 hours annually after licensure
- Renewal: September 1 – October 31; \$80.00 active / \$40.00 inactive
- License application fee: \$80.00
- Broker eligibility: 2 years of active salesperson experience first
- Official practice test: \$19.95 from Pearson VUE

Content domains and weights (state-specific portion, 40 items)

- Requirements governing the activities of licensees — 28 items (the biggest single area by far, outweighing the other three categories combined)
- Additional topics — 6 items
- The real estate licensing agency's powers — 3 items
- Licensing — 3 items

The national portion covers general real-estate principles common to every state rather than Montana statute, so it isn't broken into the same numbered domains here — treat it as broad practice knowledge instead.

High-yield review areas

- Licensee-activity rules first — at 28 of 40 state items, this single domain deserves the majority of your remaining review time.
- Know your two scores are independent: 75 on the national portion does not offset a miss on the state portion, and the reverse is also true.
- Confirm your eligibility basics are locked in before test day: minimum age 18, and credit for two years of high school curriculum or its equivalent.
- If you're eyeing the broker license eventually, remember it requires 2 years of active salesperson experience first — this exam is a stepping stone, not just an endpoint.
- Pace yourself against the clock during practice: 90 minutes for 40 state items works out to a little over 2 minutes per question, and 150 minutes for 80 national items works out to just under 2 minutes each.

Top traps

- Assuming you can book a seat the same day or next day — Pearson VUE requires a 48-hour reservation lead time.
- Trying to guess which questions are the unscored pretest items — they're mixed in and indistinguishable, so answer every question as if it counts.
- Forgetting the state and national portions have separate clocks: 90 minutes for state, a full 150 minutes for national — pace each one on its own terms.
- Letting a voucher expire — it's only good for 12 months from issue.
- Missing the September 1–October 31 renewal window after you're licensed, which risks a lapse.
- Losing track of your 5-year testing window from your first required education course — it feels distant until it isn't.

Official sources

- Montana Board of Realty Regulation — Montana Board of Realty Regulation Candidate Handbook (Pearson VUE, Stock #092700): <https://www.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/092700.pdf>
- Montana Board of Realty Regulation — Montana Real Estate State Content Outlines (Pearson VUE, Stock #092701): <https://www.pearsonvue.com/content/dam/VUE/vue/en/documents/publications/092701.pdf>
- Montana Board of Realty Regulation — Real Estate Salesperson - Montana Board of Realty Regulation: <https://boards.bsd.dli.mt.gov/realty-regulation/license-information/real-estate-salesperson>

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