Washington Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

— Scored questions	**—** Time limit	**Scaled 70 on each portio…** Passing score
$210 Exam fee	**Washington State Depart…** Governing body	**—** Pass rate

The numbers to remember

- Exam fee: $210 per attempt
- Passing score: scaled 70 on each portion (broker level)
- Managing broker passing score: scaled 75 on each portion
- Minimum age: 18
- Bring 2 current forms of ID
- Pre-license education: 90 hours total (60-hour Fundamentals + 30-hour Practices)
- Managing broker add-on education: 90 additional clock hours, completed within 3 years of applying
- Passing score on a single portion is valid: 6 months
- Must pass both portions within 6 months of each other
- Overall exam results valid: 1 year
- Exam approval expires: 2 years from course completion
- Apply for your license within 1 year of passing
- Fingerprint background check renews every 6 years (resubmit within 21 days if required)

Exam structure and portions

The exam is delivered by PSI Testing Excellence in two independently-scored portions: a national portion covering general real estate practices, and a state portion covering Washington licensing law. Each portion is passed or failed on its own scaled score — there's no averaging between them. Washington's Real Estate Commission (7 members, 6-year terms) oversees the licensing framework tested on the state portion.

High-yield review areas

- National: property ownership and interests, contracts, agency relationships, financing basics, disclosure requirements, valuation, and closing procedures
- State: Washington licensing law, agency law specific to WA, and the role and structure of the Real Estate Commission
- Fee and timeline logistics: know your exam-approval expiry and the 6-month cross-portion window cold — these trip up otherwise well-prepared candidates

Top traps

- Assuming a passing score on one portion is banked indefinitely — it expires in 6 months, and both portions must clear within 6 months of each other.
- Over-studying national content and under-studying Washington-specific law, since the state portion often feels less familiar going in.
- Forgetting the $20 mandatory research fee folded into license and renewal costs, and budgeting only for the $210 exam fee.
- Not tracking the 2-year exam-approval clock from your pre-license coursework — let it lapse and you have to redo

Source: Washington State Department of Licensing (Real Estate Program) · Last verified August 10, 2026

education requirements.
- Bringing only one form of ID — the requirement is 2 current, unexpired forms.

Official sources

- Washington State Department of Licensing (Real Estate Program), overseen by the Washington State Real Estate Commission — Get your license: Real estate brokers | Washington State Department of Licensing: https://dol.wa.gov/professional-licenses/real-estate-brokers/get-your-license-real-estate-brokers
- Washington State Department of Licensing (Real Estate Program), overseen by the Washington State Real Estate Commission — Fees: Real estate | Washington State Department of Licensing: https://dol.wa.gov/professional-licenses/real-estate-brokers/fees-real-estate
- Washington State Department of Licensing (Real Estate Program), overseen by the Washington State Real Estate Commission — Exam: Real estate brokers | Washington State Department of Licensing: https://dol.wa.gov/professional-licenses/real-estate-brokers/exam-real-estate-brokers

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