

South Carolina Real Estate Cheat Sheet 2026

The night-before summary, built like the exam.

120 Questions	3h 20m Time limit	70% on each portion (nat... Passing score
\$63 Exam fee	South Carolina Real Esta... Governing body	

The numbers to remember

- National portion: 80 questions, 120 minutes, pass with 56 correct.
- State portion: 40 questions, 80 minutes, pass with 28 correct.
- Combined: 120 questions, 200 minutes, if you sit both portions together.
- Exam fee: \$63 for both portions, \$55 to retake one portion.
- Vendor: PSI Testing Services administers the exam.
- Application fee: \$25 to the Commission; initial licensure fee: \$50 once you pass.
- Minimum age: 18 years.
- Eligibility window: valid 1 year; you must pass both portions inside that year.
- Retakes: unlimited during the 1-year eligibility window.
- Scheduling lag: allow 48 hours after eligibility approval before PSI can schedule you.

Content domains and weights (state portion, 40 items)

- South Carolina Agency and Non-agency Relationships and Issues — 11 items
- Statutes Governing the Activities of Licensees and Non-Licensees — 11 items
- South Carolina Real Estate Commission and Licensing Requirements — 9 items
- Additional South Carolina Statutes and Topics — 6 items
- Closing Details — 3 items

The national portion is not broken into South Carolina-specific weights here — it follows PSI's general real estate content outline covering ownership, contracts, financing, and valuation topics common across states.

High-yield review areas

- Agency and non-agency relationships — the single biggest state-law topic at 11 items; know disclosure duties and who represents whom in a transaction.
- Licensee and non-licensee statutes — another 11-item area; focus on what licensed activity requires versus what does not.
- Commission structure and licensing requirements — 9 items; know how the Commission and DLLR oversee licensees.
- Two portions, two scores — study time should mirror the item-count weighting above rather than splitting evenly.

Top traps

- Treating this as one combined score. It is not — you must clear 56/80 on national AND 28/40 on state independently.
- Booking a test slot immediately after eligibility approval. PSI needs 48 hours to import your authorization first.
- Letting the 1-year eligibility clock lapse. Both portions must be passed inside that year, even with unlimited retakes available.
- Assuming a general real-estate answer applies on the state portion. South Carolina's own statutes can require a different answer than universal real estate practice.

- Forgetting the fee difference: retaking one failed portion costs \$55, not the \$63 full-sitting rate.

Official sources

- South Carolina Real Estate Commission (S.C. Department of Labor, Licensing and Regulation) — South Carolina Real Estate Candidate Information Bulletin (PSI Services LLC, updated 1/1/2026):
<https://test-takers.psiexams.com/api/content/bulletin/441>
- South Carolina Real Estate Commission (S.C. Department of Labor, Licensing and Regulation) — Associate License Requirements and Application Process Overview (SC Real Estate Commission, v2.2):
<https://llr.sc.gov/re/recpdf/Real-Estate-Associate-License-Requirements.pdf>
- South Carolina Real Estate Commission (S.C. Department of Labor, Licensing and Regulation) — SC Real Estate Commission Fees (Rev. 2/20): <https://llr.sc.gov/re/RECPDF/FEES.pdf>

Free practice questions for this exam: www.everyexamprep.com/exams/south-carolina-real-estate-associate/practice-test